1980 DOWNTOWN AND SUBURBAN OFFICE BUILDING EXPERIENCE EXCHANGE REPORT

Expense and income data for calendar year 1979

Ninety-Five Dollars

Published by
Building Owners and Managers Association International
1221 Massachusetts Avenue, N.W.
Washington, D.C. 20005
202-638-2929

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TABLE OF CONTENTS

Acknowledgements 2
Caveat 3
How To Interpret and Use the EER 4
The Office Space Market Continues To Tighten: An Analysis of 1979 Office Building Data 7
How BOMA International Serves the Office Buildings Industry 13
1979—A Year of Major Accomplishments for BOMA International 14
Institute Offers The Latest in Property Management Education 16
United States Private Sector Buildings
Table of Contents 19
Canada Private Sector Buildings
Table of Contents 123
Government Buildings Section
Table of Contents 140
BOMA International Occupancy Survey 167
Experience Exchange Report Form 169
BOMA New Standard Method of Accounting 171
BOMA Standard Method of Floor Measurement 178
Data Comparison Worksheet 182

ACKNOWLEDGEMENTS

Over its 60 years of publication, the *Experience Exchange Report* has become the standard of the office building industry. However, as with most standards, it has evolved with the industry which uses it, while striving at all times to maintain a year-to-year continuity.

This year's *Report* is the product of major changes in the surveying and processing of data initiated with last year's *Report,* although a casual inspection of the tables will reveal little of the profound underlying changes in procedures they incorporate. Only where accounting line items have been eliminated, as in the case of Depreciation, or merged, as in Combined HVAC and in Real Estate Taxes, are changes apparent. However, a completely new system was developed, to achieve two major objectives: to increase the data through better form design and valuable incentives, and to continue the efforts of over half a century to achieve greater accuracy in final reports.

Impetus for a major modernization of the *Report* processing system came from Myron Swartz, of Realto Investors, Ltd., Toronto, and Chairman of the BOMA International Accounting Committee. His support and expertise, along with that of every Committee Member, has continued to be a major driving force for the completion of this highly sophisticated new system.

The total redesign of the reporting form itself was accomplished in 1979 by a special task force of Accounting Committee members, consisting of J. Wayne Hisle and Robert Plattner of Rockefeller Center, New York. Their many years of industry experience, as well as years of filling out previous EER forms, resulted in a vastly improved and easier to complete form.

Design and development of the new data processing and analysis system was accomplished at Princeton University by Randall C. Zisler, Ph.D., then Assistant Professor of Architecture and Urban Planning, and BOMA International Chief Economist.

The *Experience Exchange Report* is produced under the direction of the BOMA International Accounting Committee, and compiled and produced by the staff of the Association.

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CAVEAT

The *BOMA Experience Exchange Report* has been published for sixty years, and has continued to evolve as accounting methods, office building operations, and the needs of its readers have changed. BOMA is still improving its accuracy, coverage, and usefulness. Its editors believe it to be one of the most accurate, informative, and reliable editions ever produced.

The tables and analysis of this edition of the *BOMA Experience Exchange Report* were produced at Princeton University using a highly sophisticated software package introduced last year and refined again this year.

Revisions in the presentation of data

Certain changes were made last year in the presentation of data, with the authorization of the BOMA Accounting Committee. These changes may be important to your use of this year's EER:

1. *Tax depreciation (Item C3) has been eliminated.* Depreciation is a non-cash expense item which varies by building and is unrelated to the operation of the building. Elimination of depreciation simplifies the reporting, but more importantly, it improves the relevance of the EER.

   This change eliminates direct comparability between 1978-1979 and previous years for the following accounting line items:
   a) total operating expense '##A+B+C';
   b) '##net income gain-loss; and
   c) the operating ratio.
2. *Heating (A3a), Air Conditioning-Ventilating (A3b), and Combined HVAC (A3c) have been merged into 'Combined HVAC (A3c)'.*
3. *'Real Estate Tax—Land' and 'Real Estate Tax—Building' have been merged into 'Real Estate Tax'.*

Tables for 1975, 1976, 1977 and 1978 have been revised to reflect these changes.

Points to Keep in Mind When Using the Data

The *BOMA Experience Exchange Report* is a voluntary report. Consequently, the sample changes from year to year. Moreover, voluntary reporting tends to be less accurate and less complete than mandatory reporting. Even though the sample size may be comparable from year to year for a region or city, the building composition of the sample may have changed. For example, the 1979 sample may contain more new buildings than the 1978 sample, despite the same number of reports for both years. Consequently, it is important to rely on tables with large samples where possible. Where special circumstances apply, good judgment will be a prerequisite to fruitful use of the *BOMA Experience Exchange Report.*

No attempt has been made to weight the data to achieve some preconceived notion of 'representativeness.' All forms, however, are initially checked for completeness, with obviously unusable forms eliminated.

This year's participants have received an individual building analysis, containing the data they submitted as well as a comparison of their 1978 and 1979 data (if they submitted forms in 1978). Large changes or clear inconsistencies are flagged by the computer and a computer listing is sent to each participant for internal use.

BOMA has taken reasonable care in the processing and reporting of the data, and offers the report as a service to the office building industry and to the general public. *However, BOMA International assumes no legal responsibility for the accuracy of any statistical presentations, comments, or other information contained herein. Neither does it assume any responsibility for the outcome of decisions, contracts, commitments, or obligations made on the basis of this information.*

HOW TO INTERPRET AND USE THE EER

The *1980 Downtown and Suburban Office Building Experience Exchange Report* (EER) reports income and expenditures, in cents per square foot per year, of office and store space. Vacancy (or occupancy) rates as well as other useful statistics (such as square feet per office worker) are included. The EER is a voluntary survey, based on the *BOMA New Standard Method of Accounting* and the *BOMA Standard Method of Floor Measurement.*[1] It is important to review these standards (on pages 171 and 178) before using the EER tables.

The EER contains three types of statistical compilations:

TABLE 1: *Income and Expenditures per square foot* (psf); operating and management ratios, vacancy and occupancy rates, labor costs, average office and store tenant square feet, average square feet per employee, average square feet per person.

TABLE 2: *Operating Cost Breakdowns;* detailed breakdowns of psf variable 'A' costs by wage, supplies, contract services, miscellaneous and totals components.

TABLE 3: *Energy Analysis;* energy expenditures and BTU's per square foot by electric, gas, oil, steam, and totals components.

All data are reported on an annual basis. In order to preserve confidentiality of all data, at least three buildings in a particular city, age, height group, etc., must submit data. If fewer than three buildings submit data, no table is compiled for that category.

Table 1 and Cost Allocation Methods

Income and expenditures are reported in cents per square foot. In Table 1, they are calculated for:

1) total building area (which includes office and non-office space),
2) total office area
3) office rented area.

The office rented statistic is derived by dividing office total income or expenditures per square foot by the occupancy rate. Since expenditures are reported for the total building, they must be properly distributed to office space. Survey participants provide allocation percentages[2] for all 'B' construction costs and all 'A' operating costs (with the exception of energy costs, A7). Energy, 'C' costs, lease expense, and amortized tenant alterations are distributed using default allocation ratios.[3] Office total expenditures in this instance are equal to building total expenditures multiplied by the ratio of office total rentable area to total building area.

Table 1 uses the following accounting line items in tabulating expenditures:

A1	Cleaning
A2	Electrical
A3	Combined HVAC
A5	Elevators
A6a	General Building Costs
A6b	Administrative Costs
A7	Energy
B1	Alterations—Tenant Area
B3	Decorating—Tenant Area
C1	Insurance
C2a	Real Estate Tax
C2b	Personal Property Tax
	Lease Expense
	Amortized Tenant Alterations

Energy, 'C' costs, lease expense, and real estate are distributed using the defaults.

Sample sizes are reported as number of buildings. At the top of each Table 1 will be found the number of included buildings. Alongside each cost and income statistic in parentheses is the number of buildings supplying data for the calculation of that statistic. Except where otherwise reported, the sample size appearing in the building total column applies to office total and office rented columns.

Net income gain and loss statistics reflect the possibility that some survey forms may report net gains (losses) for office space but net gains (losses) for total building space.

It has been the policy of BOMA to use all survey data, where possible, even though a survey form may be incomplete. However, incomplete data may receive special processing in the compilation of Table 1. For example, consider a building that provides all 'A' costs except energy. In this instance, his 'A' costs data for category A sub-account items will be used in Table 1, but due to his exclusion of the major expenditure item of energy, his 'A' data will not contribute to total 'A' costs in the table. Consequently, the sample size for total 'A' costs may be less than the sample size of some of the 'A' sub-account items.

This logic continues down through the table, with the exception of 'B' costs. Buildings not showing any 'B' costs, which could well be an accurate report of their actual experience, will nevertheless contribute to the total sample for 'Total A+B'. But, since it is assumed that all buildings should have 'C' costs, which include taxes and insurance, any buildings not reporting in that category are dropped from the aggregate total from that point down through other totals and net calculations. When costs for certain buildings are omitted, the corresponding square footage is also removed from the cents-per-square-foot calculations. This means that the sample size actually varies from

---

The *BOMA Standard Floor Measurement* was adopted by the American National Standards Institute (ANSI) in 1972 as a national standard.

[2]See sample survey form on p.169

[3]For 1979 data, the formula distributes costs on the basis of the percentage of office versus non-office space serviced. Default percentages are the following: (1) the ratio of office total rentable area to total building area for the percent of the service allocated to office, and (2) 100% for the fraction of occupied office space receiving the service.

account item to item, and the subtotals will not match the actual sum of cents-per-square-foot costs shown before it.

Table 2—Operating Cost Breakdowns

Operating cost breakdowns are reported for all 'A' costs with the exception of energy (which appears in Table 3). General building costs are subdivided into plumbing, water, security, and landscaping. 'A' costs are further divided into wages, supplies/materials, contract services, and miscellaneous. All averages are cents per square foot of total building square feet.

Table 3—Energy

The third major compilation is the energy analysis, where energy expenditures per square foot and BTU's per square foot are reported for total building square feet. Energy sources are electric, gas, oil, steam, and chilled water. Totals are reported for expenditures as well as for BTU's.

BTU conversions were calculated for Table 3 from the surveys as follows:

Electricity	3,412 BTU/kwh
Gas	1,024 BTU/cu. ft.
Oil	142,857 BTU/gallon
Steam	1,000 BTU/lb.[4]

BOMA Accounting Line Items and the EER Tables

The *BOMA Standard Method of Accounting* (page 171) provides a full explanation of the operating accounts.

Special note should be made of the following when using the EER tables:

Electrical (A2), combined HVAC (A3), and elevators (A5) report system maintenance costs only and not energy costs.

Construction 'B' expenses are paid directly by the building and not by the tenant.

Rental incomes are reported for office, retail, storage, and special areas. *Storage area* income is based on leased storage areas only. *Special areas* include such diverse uses as computer areas, corporate cafeterias, private clubs, restaurants, etc., which are not on the ground floor. *Retail income* applies to floor areas on the ground floor. *Miscellaneous income* includes unscheduled and exceptional income, omitting escalator clause income which is included in office or retail income.

Parking expenses and income are not surveyed nor are they included in any EER tables.

Net income is separated into gain and loss categories. Some buildings may report losses for office space while reporting gains for total building space, or vice versa. In addition, some buildings report unusually low rental incomes, reflecting in part owner occupancy of some or all of the space. In some instances, owner occupants have not charged themselves the true competitive rental rate for the space they occupy. Consequently, some tables may underestimate rental incomes. This downward bias will affect net income averages.

The operating and management ratios are in percent units. The operating ratio is the ratio of 'A+B+C' expenses plus lease and tenant alteration expenses to total operating income. The **management ratio** is total 'A' cost divided by total operating income. These statistics include expense and income data for the total building and are therefore not restricted to office space. If the operating ratio exceeds 100 percent, an operating loss (before debt service, depreciation and income taxes) is indicated. This statistic may be overestimated if owner occupants do not charge themselves or report market rental income.

Labor cost pertains to non-salaried (wage) employees on the building payroll. Labor used in contract services is not included here. In general, if the contract services share of operating costs rise, report labor costs fall.

Average square feet per employee is the ratio of total building square feet to total building wage employees. Contract employees are not included. This statistic may underestimate real labor input per square foot if there is a relatively high proportion of contract services expenditures. This is, however, a clear indicator of reliance on contract services.

Average square feet per person is reported for total building as well as for office rentable and rented space. The total building ratio includes retail and office employees, whereas office rentable and rented space include only office workers. Employees of the building management are excluded.

Depreciation is omitted from all calculations.

Who Uses the EER?

The EER is frequently used and quoted by building managers, investors, brokers, tenants, and governments. The Canadian and U.S. governments use the EER for budgetary purposes as well as for public-private sector comparisons. The potential uses of the data have grown along with the expanding scope of the office building industry.

How the Data May Be Used

A typical private sector use of the EER is found in cash flow analysis. Cash flow before debt service is equal to gross operating income minus operating expenses. This measure of cash flow, known as net operating income, excludes financing, income taxes, and depreciation.

The EER Table 1 is appropriate for this type of analysis. The EER user should select a table which is most suitable for the location, age, height, and size of his property. Based on the reported income and expense averages, the user can construct a cash flow statement. This statement of net operating income can then be used as a standard for evaluating the performance of an existing property or as

[4]*Commercial Sector Energy Consumption Data Base Development Project–Analysis of Energy Consumption in Office Buildings*, Washington, D.C.; General Electric Center for Energy Systems, 1978, p. 90.

one of many inputs for projecting future costs/income for property market valuation.

The EER is very useful for budget preparation. Tables 1 and 2 provide detailed breakdowns of operating costs. Table 2 shows these costs broken down into wages, supplies/materials, and contract expense. Energy conservation is a matter of great public concern. To assist building managers in selecting reasonable energy consumption targets, BTU's per quare foot are reported for the first time in Table 3 along with energy expenditures per square foot.

The EER reports average occupancy rates in Table 1. Additionally, the BOMA Semi-Annual Occupancy Survey for October 1, 1979, a separate survey covering a far larger sample and unrelated to the EER, is reprinted in the back section. Investors and building managers find these data useful in evaluating new space absorption rates and overall excess supply.

How Building Managers And Owners Benefit From Participating In the EER Survey

Each participant in the EER survey receives an individual Building Analysis including an analysis of his building data, and a listing of raw data submitted in the current as well as in the previous survey year if available. A percentage change listing from the previous to the current survey year is also offered along with a percentage deviation from the previous year's city average. These important analyses are generated and mailed shortly after receipt of each survey form.

THE OFFICE SPACE MARKET CONTINUES TO TIGHTEN

AN ANALYSIS OF 1979 OFFICE BUILDING DATA

by Randall Zisler, Ph.D.
Princeton University

Today's office space market has completely recovered from the economic doldrums of the period 1973-1976. Vacancy rates continue to decline in all regions and in most buildings irrespective of age, size, or suburban-downtown location. In some submarkets of cities such as New York, for example, average vacancy rates fell below one to two percent by December of 1979. Rental rates on new space which was just leased in late 1979 have responded dramatically to the low vacancies, increasing as much as 20-40 percent over the previous year's rate. The lowest vacancies are found, in general, within the new, prime,

FIGURE 1

Number of Private and Government Buildings Surveyed in 1978 and 1979

	1978	1979
Private	1,335	1,162
Government	448	340

FIGURE 2

Number of Reports, Buildings and Total Rentable Square Feet for 1979

	Reports	Bldgs.	Total Rentable Sq. Ft.
U.S. Private			
Downtown	664	753	210,978,236
Suburban	217	331	32,717,120
Rural	14	14	2,335,148
TOTAL	895	1,098	246,030,504
Canadian Private			
Downtown	49	55	12,742,776
Suburban	8	8	2,092,886
Rural	1	1	89,000
TOTAL	58	64	14,924,662
U.S. Government			
Downtown	241	252	64,763,302
Suburban	6	6	1,112,530
Rural	1	1	371,007
TOTAL	248	259	66,246,839
Canadian Government			
Downtown	62	75	7,211,771
Suburban	6	6	206,492
TOTAL	68	81	7,418,263
GRAND TOTALS	1,269	1,502	334,620,268

FIGURE 3

Variable 'A' Expenses for U.S. Private Sector Buildings Common to 1975-1979 Sample
(Expressed in constant cents, 1975 cents per sq. ft.)

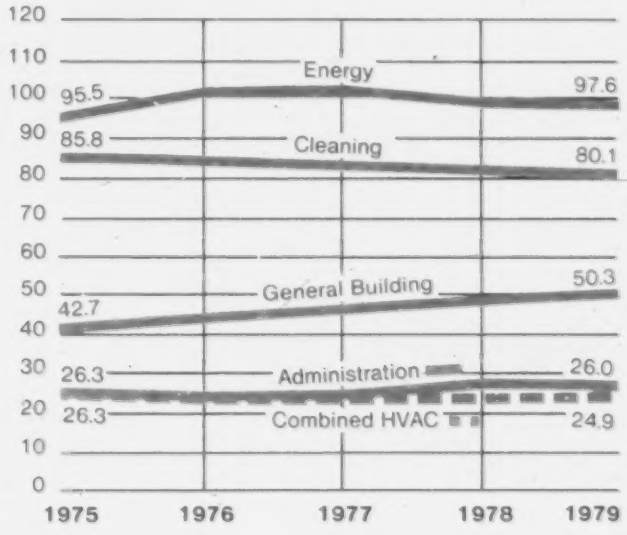
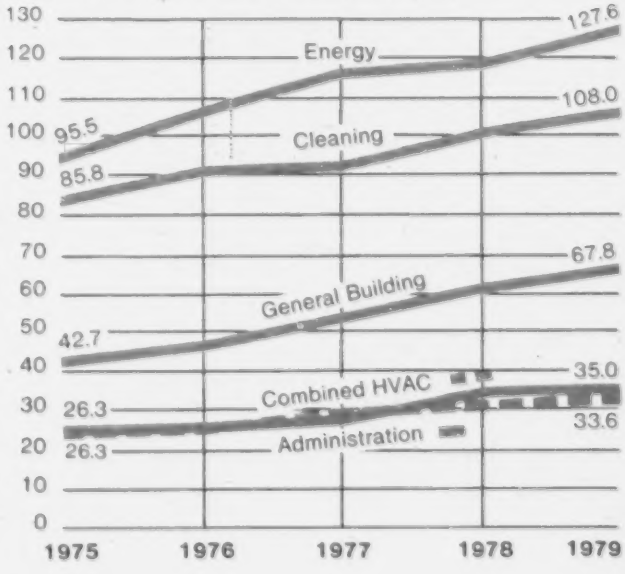


FIGURE 4

Variable 'A' Expenses for U.S. Private Sector Buildings Common to 1975-1979 Sample
(Expressed in current cents per sq. ft.)



downtown inventory of cities with major office markets. These markets are distinguished by the size of their inventory and/or the rate by which the existing inventory has grown.

Despite the continued impressive gains in occupancy, surveyed net operating income did not increase sufficiently to match the 11.3 percent increase in the U.S. Department of Commerce Consumer Price Index (CPI). Since the BOMA *1980 Downtown and Suburban Office Building Experience Exchange Report* (EER) reports average, and not marginal, income and expenses, the noteworthy gains achieved in leasing throughout 1979 have affected only a small percentage of the standing inventory. Much of the increase in office rental incomes was due to the effect of lease escalators.

The EER survey of office operations in 1979 showed the following important developments:

1. *The average vacancy rate for U.S. private buildings declined from 4.3 to 2.3 percent.* The more comprehensive BOMA semi-annual occupany surveys, conducted independently from the EER survey, for 1969 indicated a 6.2 average rate. The semi-annual survey only registered vacancy rates as low as 6.0 percent in 1969. The lower 1979 figure of 2.3 percent in the EER reflects the heavy representation of substantial prime downtown space in the statistics.
2. *U.S. net operating income*[1] *increased from 1978 to 1979.* Current dollar[2] net operating income for U.S. gainers saw only a 7.2 percent gain. Constant dollar net income actually fell by 4.1 percent.

   Canadian net operating income posted a 13.1 percent gain over 1978, from $4.55 to $5.15 per square foot.

[1]The various accounting line items are defined as follows:

A costs—cleaning, electrical, combined HVAC (which includes heating, air conditioning and ventilating), elevators, general building expenses, administrative expenses, and energy.

B costs—alterations and decorating in the tenants' premises.

C costs—insurance, real estate taxes, personal property taxes, leasing expenses, and tenant alterations

Rental income—rents from offices, ground floor stores, basement and special areas

Total Operating Income—the sum of total rental income, electrical income and miscellaneous income

Net Operating Income—the sum of A+B+C costs minus total operating income.

[2]"Constant" dollars are derived by converting all prior year current dollar magnitudes to 1979 dollars. Current U.S. dollars are transformed using the Consumer Price Index (CPI), U.S. Department of Commerce, and Canadian current dollars are converted using the Canadian CPI, Statistics Canada.

FIGURE 5

Expenses and Income for U.S. Private Sector Buildings Common to 1975-1979 Sample
(Expressed in constant cents, 1975 cents per sq. ft.)

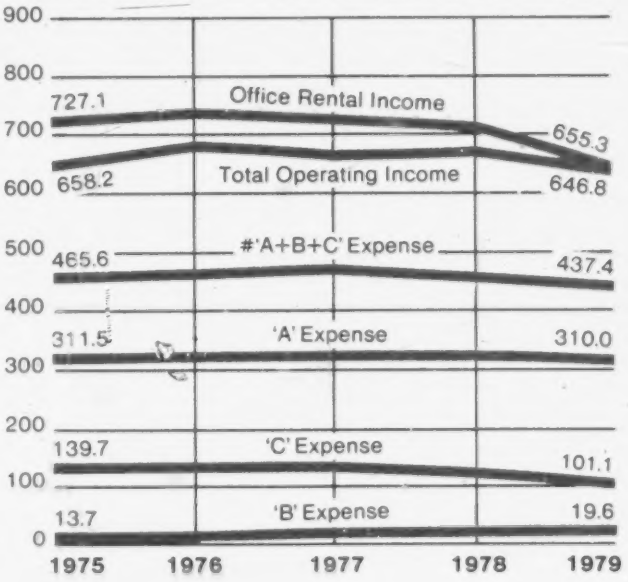
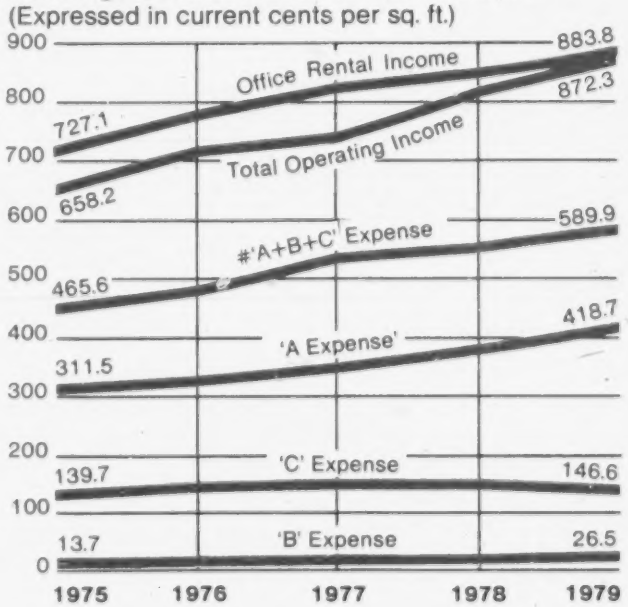


FIGURE 6

Expenses and Income for U.S. Private Sector Buildings Common to 1975-1979 Sample
(Expressed in current cents per sq. ft.)



3. *Current dollar total operating income of U.S. buildings showed a gain of 5.8 percent over 1978.* The most dramatic component increase within this category was retail income. Overage provisions contained within retail leases undoubtedly played a major role in producing the 15.3 percent gain in retail space income.

   Canadian total operating income increased from $8.27 to $9.01 per square foot, a percentage current dollar increase of nearly nine percent.

4. *Current dollar Total Operating Expenses for U.S. private buildings* (which includes variable expenses such as energy and cleaning, as well as construction and fixed charges), *rose 4.2 percent.* Canada's private sector buildings exhibited only a 2.3 percent rise.

5. *Total operating 'A' expenses,* which tend to be associated most closely with variable costs such as energy and cleaning, *increased 7.7 percent in the U.S. and 10.4 percent in Canada.*

6. *Energy continued to increase at only moderate rates,* 7.6 percent on average, which was less than the 1979 increase in either the CPI or the U.S. Department of Commerce Fuel Price Index. Canadian energy expenses increased 10.4 percent. It should be noted that this figure indicates only the total expenditure, and is not directly reflective of actual unit costs for energy.

7. *Cleaning expenses showed gains of 10.1 percent over last year.* Canadian managers posted increases of 7.8 percent.

8. *In the U.S. as well as Canada, 'B' expenses,* which include alterations and decoration to tenant areas, *actually fell in real and in nominal dollars.* These declines are a symptom of fewer concessions to new tenants and lower leasing volume in a tightening market.

Survey Coverage

In response to a need to publish the EER earlier in the year, BOMA stringently adhered to the April 15 cutoff date for receipt of completed EER survey forms. Traditionally, the reporting period had been informally extended into late May. As a consequence, BOMA's compilation of office building operating experience for 1979, when compared with last year's survey, contains 11.6 percent less rentable (or usable) total square feet, 13.7 percent fewer reports, and 15.8 percent fewer buildings. (See Figures 1 and 2). Despite the earlier cutoff, total survey forms submitted declined only slightly over last year's figure. The decline in total reports included in the final tables is indicative of tighter survey quality control. In addition, sophisticated computer software efficiently spotted and eliminated surveys of questionable validity.

We believe that this year's effort has produced higher quality statistics for the industry than ever before.

FIGURE 7

Operating and Management Ratios, 1975-1979 U.S. Private Buildings

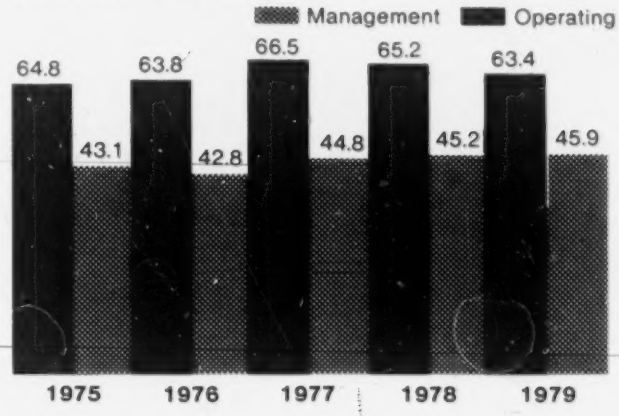


FIGURE 8

1975-1979
Labor Expenses—Current and Constant 1975 Cents Per Square Foot, U.S. Private Buildings

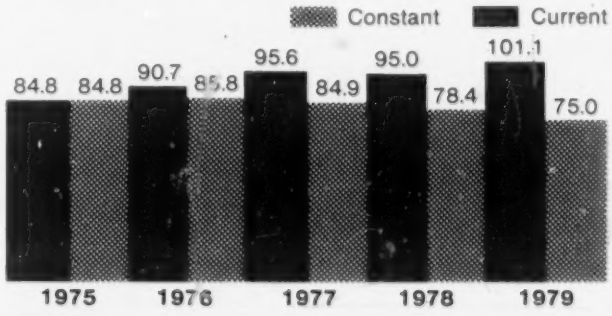
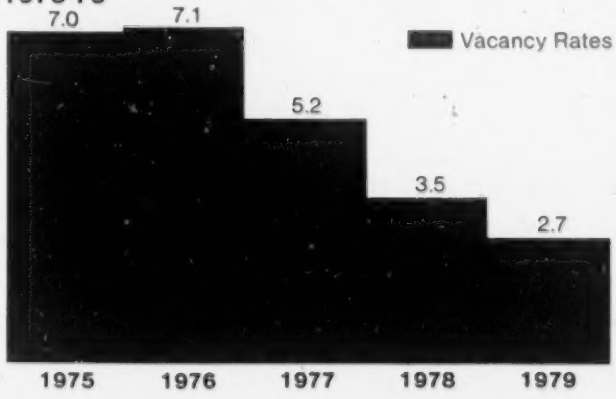


FIGURE 9

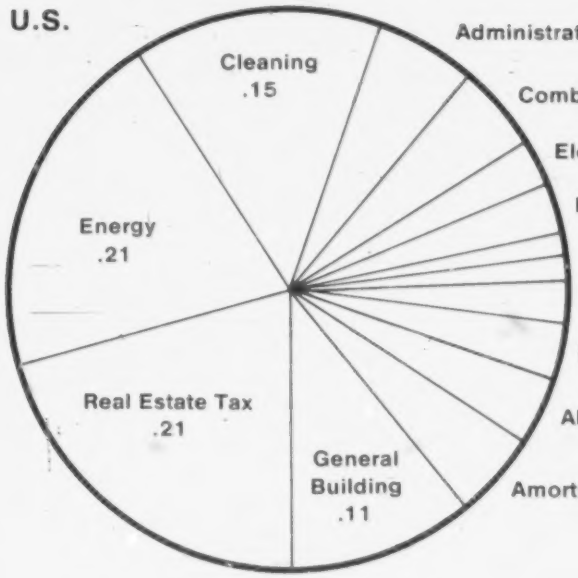
Vacancy Rates for U.S. Private Buildings, 1975-79



FIGURES 10a, 10b

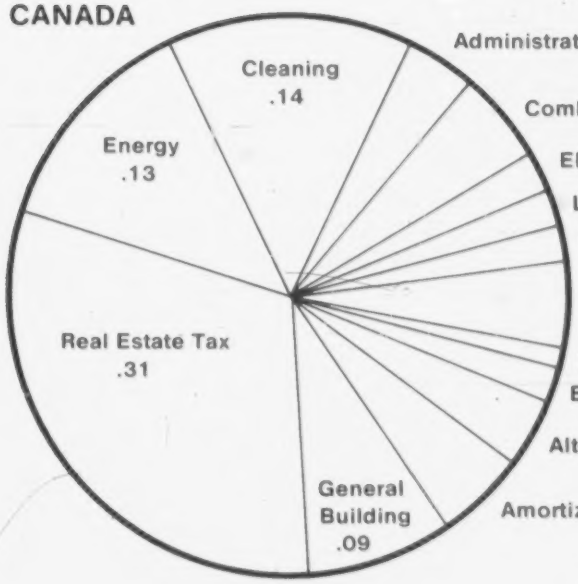
Ratio of 1979 Major Expenses to Total Expenditures for U.S. and Canadian Private Sector Buildings

U.S.



Administrative Costs ..... .06
Combined HVAC..... .05
Electrical..... .02
Lease..... .02
Decorating ..... .01
Personal Property Tax ..... .01
Insurance ..... .02
Elevators..... .03
Alterations ..... .04
Amortized Tenant Alterations..... .05

CANADA



Administrative Costs ..... .04
Combined HVAC..... .05
Electrical..... .02
Lease..... .02
Decorating ..... .02
Personal Property Tax..... .05
Insurance ..... .01
Elevators..... .02
Alterations ..... .04
Amortized Tenant Alterations..... .05

Conclusion

The 1979 survey shows the signs of a developing shortage of leasable space. The high-vacancy aftermath of the 1974-75 recession is well behind the industry. The data indicate, however, that the industry is much better positioned for the 1980 recession than it was just before 1974.

FIGURE 11

Ratio of 1979 Individual Variable 'A' Costs to Total 'A' Expenses for Private Sector Buildings Common to 1978-79 Sample

	U.S.	Canada
Cleaning	24%	29%
Electrical Systems	3	4
Combined HVAC	8	10
Elevators	5	5
General Building	17	18
Administrative Costs	10	8
Energy	33	27

FIGURE 12

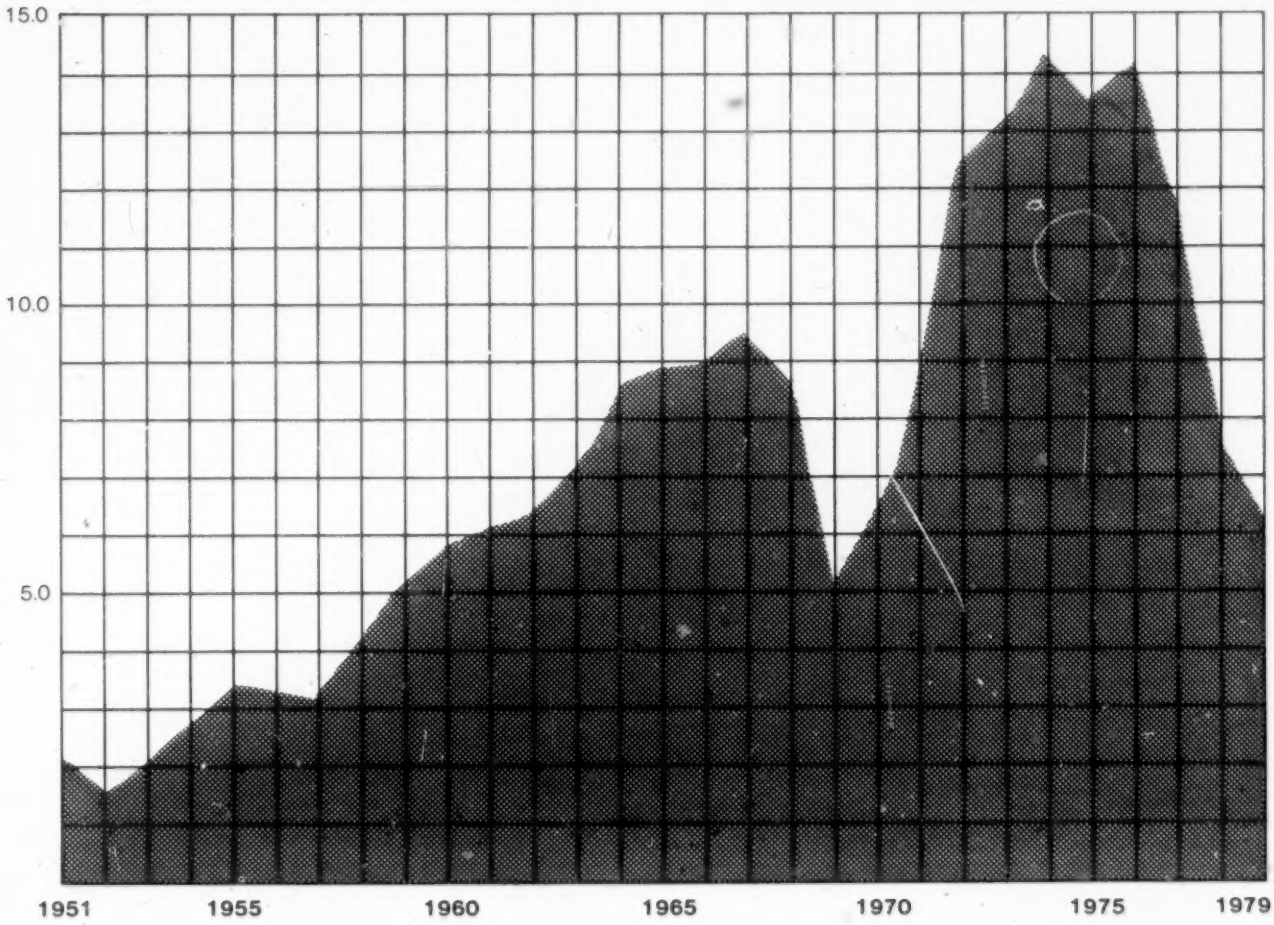
Ratios of Selected Accounting Line Items to Total Operating Income for Private Sector Buildings Common to 1978-79 Sample

	U.S.	Canada
Cleaning	11%	10%
Electrical	2	1
Combined HVAC	4	4
Elevators	2	2
General Building	8	7
Administrative	4	3
Energy	15	10
Alterations, Tenant Area	3	3
Decorating, Tenant Area	1	1
Total Construction 'B' Expense	3	3
Insurance	1	1
Real Estate	15	23
Personal Property Tax	1	4
Total Fixed 'C' Expense	16	24
Lease Expense	1	2
Amortized Tenant Alterations	4	4
#'A+B+C' (Operating Ratio)	63	62
'A+B' (Management Ratio)	46	39

A+B+C+leasing expenses and tenant alterations

FIGURE 13

U.S. National Aggregate Vacancy Rates, 1951-1979
(Percent of Rentable Competitive Office Space)
From BOMA Semi-Annual Occupancy Survey



HOW BOMA INTERNATIONAL SERVES THE OFFICE BUILDINGS INDUSTRY

If you are an owner, investor, developer or manager, your bottom-line goal is clear: a profitable, efficient property. But in this demanding industry, profit can all too easily turn to loss. New codes, new government regulations, skyrocketing costs, the vagaries of an uncertain economic outlook. If you fail to keep pace with change, success today can turn to disaster tomorrow.

Building Owners and Managers Association (BOMA) International is the only organization serving the unique needs of office building industry professionals. BOMA stands ready to help, with publications and statistics —the information that's essential to the right decision at the right time. And BOMA represents the industry today on issues which will affect you tomorrow, such as taxation and government regulation.

More than 70 city associations work together as BOMA International. In each city, top industry executives work for local goals, and place their strength behind the national leadership to impact issues that affect them beyond their boundaries. Together, these groups compile annual operating cost comparisons, national vacancy rate studies, and publications of many kinds, to benefit all members.

Building Owners and Managers Association International is the only source of information specialized for the needs of the office building industry professional. Here are the membership benefits you'll receive:

The Experience Exchange Report for Downtown and Suburban Office Buildings

This annual report can mean money to you because it provides detailed operating costs on buildings in over 100 U.S. and Canadian cities, representing more than 350 million square feet of office space. This data is broken down by building size, height and age as well as geographical region and city size. Valuable components of the *Experience Exchange Report* are:

New Standard Method of Accounting for Downtown and Suburban Office Buildings. It allows owners and managers to pinpoint cost factors and compare their operations closely with industry experience.

Standard Method of Floor Measurement. Adopted by the American National Standards Institute, it provides an accepted method of floor measurement for computing rental, valuation and all cost-accounting functions.

Operating Performance Comparisons

This new service provides a tailor-made, line-by-line comparison of your building with others having similar characteristics. Data from the *Experience Exchange Report* is refined by computer according to specifications you supply, creating a set of figures you can use to measure your building's cost performance.

Building and Owner and Manager

This monthly newsletter brings you important information on national issues which can affect the profitable operation of your building. It also features articles on building operations, systems and problems—news you can put to work today. It offers details on the activities of local BOMA Associations, and explains how BOMA International is representing your interests in the Nation's Capitol.

Occupancy Surveys

BOMA International regularly publishes a detailed statistical compilation of vacancy rates across the nation.

Building Planning Service

BOMA offers a unique service to groups putting up a new building or renovating an older one. It will assemble a team of experts, operators of comparable buildings, who will go on-site for a comprehensive study of the proposed project. Their report will contain suggestions for adapting planned systems, designs, space and equipment, even financing and marketing strategies.

Building Owners and Managers Institute

BOMA's related educational institute provides high-level professional training in all aspects of building management and operations, via individual-study courses. The program leads to certification as a Real Property Administrator, a designation of expertise recognized throughout the industry.

Local BOMA Associations

Nearly 70 cities have active local associations, which assemble to share their specialized knowledge of their city, and work together on legislative, regulatory and civic concerns. If there is not already a local association in your city, BOMA International will help you create one.

Seminars and Workshops

BOMA and its local associations hold a variety of workshops and seminars in cities nationwide, on subjects ranging from marketing and leasing to energy, building operations and management. Members attend at special discounts.

Annual Convention

Each year BOMA members from around the world assemble for four days of panel discussions, lectures, seminars and informal talks. It's a major opportunity to meet with industry leaders, pick up valuable information, and discuss your operations and problems with associates in the industry. A large industry trade show is also part of the Convention, featuring the latest in products and services available to the industry.

Building Owners and Managers Association International

BOMA serves more than 4,000 owners, managers, developers and investors of building properties worldwide. Shouldn't you belong? For more information and membership application, contact BOMA International or your local BOMA Association. For more information on the BOMA nearest you, call BOMA International, 202-638-2929.

1979—A YEAR OF MAJOR ACCOMPLISHMENTS FOR BOMA INTERNATIONAL

By Leonard J. Adreon, RPA
President, BOMA International

BOMA International has just completed its biggest year so far. The association provided industry leadership in the nation's capital, served as the voice of the office buildings industry before the Congress, federal agencies and national code making groups, and continued to improve the quality and number of services provided to the membership.

Our major expansion in 1979 occurred in the area of government relations. In order to more effectively represent our members' interests in Washington, D.C., we created a Governmental Affairs Office. The association scored major victories on many issues during the year:

- We saved millions of dollars for major owners of office buildings through our work with the President's Wage and Price Council.
- We took the leadership role in the building temperature restrictions area by providing the Department of Energy with valuable input and giving our members good usable materials on how the plan would affect them.
- We developed model legislation for an alternative energy conservation plan which we hope will be adopted by various cities and states.
- We're now on top of the codes and regulations issues that face our industry, and we are working to write an acceptable model handicap accessibility statute for use by states and local jurisdictions.

Now that BOMA International is focused on legislative affairs, we felt it essential to create a Political Action Committee to generate funds for participating in federal election activities. This activity is still in the embryo stage.

Membership Growth

Other major accomplishments of 1979 included substantial membership growth and expansion of the *Experience Exchange Report*.

Our membership is at an all-time high; we just surpassed 4,000 members for the first time since 1972. We are reaching out to continue the growth necessary to expand the scope of services available to members. We have highly productive members in Canada who have helped us immeasurably over the years. We are likewise proud of our members in Japan, Mexico, South Africa and elsewhere.

In 1979, BOMA International expanded the scope of its major statistical compilation, the *Downtown and Suburban Office Building Experience Exchange Report*. BOMA's redesigned reporting form made gathering the data much easier, and the completely rewritten computer software greatly increased the reliability of the statistics. The Individual Building Analysis which each building receives for reporting to the *Experience Exchange Report* was greatly expanded in 1979 to include a printout of the figures reported this year, a comparison with the figures reported in 1978, a comparison with the averages from the city and region in previous years, and the variance from the averages or from previous years.

Ongoing Services

BOMA members rely on one another for information and advice, and BOMA International facilitates the exchange of expertise in many different ways. The 1979 New York Convention, the Apartment Council, our Medical Office Buildings and Leasing Seminars, the Building Planning Service, our newsletter and our new "Commercial Property Publications Catalog" keep members up-to-date on the state of the art and allow them to share their knowledge of the many complex topics needed to own or operate an office building.

The focal point of the association's year is, of course, the annual convention, where members gather to learn about trends in the industry, exchange views on issues, examine new products and services exhibited at the trade show, and re-establish old friendships. Although the theme of the 1979 convention was "Concepts 80's," referring to building management in the coming decade, most sessions focused on energy sources, conservation and costs, since that issue has such a direct effect on the industry. Approximately 550 delegates, 400 spouses, 90 youth and 200 registered exhibitors comprised the 1200-1300 registered attendees. The New York Hilton, the convention hotel, provided excellent accommodations and served as a central location from which attendees could enjoy all the attractions the "Big Apple" has to offer.

BOMA's Medical Office Buildings Seminar featured an actual case study development of a small medical office building from start to finish. Trends in medical office buildings were examined, along with energy, marketing and budgeting for this specialized type of building.

Marketing and Leasing Office Buildings, BOMA's other major seminar, showed attendees how to establish a marketing program and develop successful leasing techniques. Two of BOMA's leasing experts led the seminars, which were held in New Orleans and San Francisco.

Because many BOMA International members own and operate apartment buildings as well as office buildings, BOMA's Apartment Council represented the interests of these members before Congress and federal agencies. The Council served as a clearinghouse for information on issues such as rent control and worked for legislation beneficial to apartment owners and managers.

The Building Planning Service continued to assist investor/developers, corporate builders and government officials in constructing efficient, profitable

buildings. During 1979, Planning Service panels met with clients throughout the United States and Canada to review plans and specifications. Through specific recommendations from the panels, the Service eliminated many problem areas before they were built into the buildings.

The latest news from Washington and around the country came to members via *Building Owner And Manager*, the association's monthly tabloid newsletter. *Building Owner And Manager* highlights activities of BOMA International and local BOMA associations, upcoming meetings and seminars, legislation and codes and regulations issues, and new publications of interest to the industry.

To assist members in obtaining the best reference books available, BOMA has issued a "Commercial Property Publications Catalog" describing books they can purchase through the Association.

All in all, 1979 was an exceedingly productive year for BOMA International. The association's future looks bright—we will continue to devote our resources to providing the best possible leadership and service to the office buildings industry.

INFORMATION REQUEST

Yes, I am interested in learning about BOMA International.
Please send me the following:

- ☐ Membership Information
- ☐ Information on BOMI
- ☐ Information on other BOMA Publications
- ☐ Inform me when the next issue of the *Experience Exchange Report* is published.

NAME _____

COMPANY _____

ADDRESS _____

CITY/STATE/ZIP _____

TELEPHONE _____

BOMA
INTERNATIONAL

Mail to: BOMA International, 1221 Massachusetts Avenue, N.W. Washington, D.C. 20005 (202)638-2929

INSTITUTE OFFERS THE LATEST IN PROPERTY MANAGEMENT EDUCATION

In just ten years, the Building Owners and Managers Institute has grown from an idea to a vital force in property management education.

After a period of exceedingly rapid growth facilitated by the seemingly unlimited supply of natural resources came to an end, the role of the property manager increased in importance. Government, business and consumer groups began to call for, and in fact, require, efficient management of real property. The constantly changing life styles brought about the need for a more aggressive mode of transferring information about continuing innovations to the property manager.

The education committee of BOMA International's Middle Atlantic Conference decided to develop an educational program which would help property managers keep abreast of the most current trends in the industry. They decided to offer a series of courses that would conform to the time constraints of professionals. In 1970, BOMA International sponsored the creation of Building Owners and Managers Institute International, a non-profit organization which would provide educational programs for BOMA members.

The first president of BOMI was Herb Graebner from the American College in Bryn Mawr, Pennsylvania, which offers a certification program for professional education for the insurance industry.

James McCue, a Ph.D. candidate from Michigan State in adult education, became president of the Institute in 1976. Under his leadership, BOMI has continued to offer quality courses and to revise them regularly to reflect the state-of-the-art in the industry.

BOMI's Prime Objective—Professionalism

BOMI's primary goal is to provide the educational means for increasing the professionalism of the industry. The designation Real Property Administrator (RPA), conferred upon completion of the seven college-level courses and/or credit for competency, is a visible sign of professionalism and competence in the field. This conforms to the standards set by the originators of the Institute, which were to create "a strictly professional program because the industry will accept and support no less."

The Institute currently offers seven courses, each of which is divided into 15 assignments. Courses 1 and 2, "The Design, Operation and Maintenance of Building Structures," provide the manager with a working knowledge of design concepts, principles of construction, as well as an in-depth understanding of how all the complex systems in a building operate and how they are maintained. Course 3, "Managerial Accounting," reviews the principles of accounting, financial statements and their analysis, and the managerial use of accounting. "Insurance and Risk Management," Course 4, covers risk appraisal, property and personal liability insurance, self insurance and other techniques of handling risk. A comprehensive case analysis is also included in this course.

"Judicial Systems and Legal Concepts," Course 5, describes the court system, personal property law, contract law, mortgages, liens and leases. There are two versions of this course, one for students in the United States, and another for Canada. Course 6, "Real Estate Finance and Economics," is a thorough study of physical and market value appraisals, land and real estate taxation, depreciation and obsolescence. Course 7, dealing with "Administration of Real Property," combines sound management theory with day-to-day operations. Leadership, the "systems" concept, policy decisions, procedures, and approaches to problem solving are discussed.

A massive revision is now underway in which all seven courses are being rewritten and carefully tailored to the needs of the building management industry. The first five courses are scheduled to be completed this fall; the last two will be finished by fall of 1981. The looseleaf format of each course was designed to permit constant revision, as sections of any course may be revamped without redoing the entire course.

What Can Be Gained by Taking the BOMI Courses?

BOMI represents the most efficient and convenient way for today's property managers to keep up with the state-of-the-art and to amass the expertise required for career advancement. The Institute has three general goals that it hopes each student will achieve.

1) **An RPA should be a knowledgeable generalist**. It is highly unlikely that any property manager comes to his or her job with all the education necessary to handle every aspect of that position. BOMI offers the only coordinated educational material available to fill the gaps in the qualifications one brings to a building management position.

2) **BOMI courses provide a framework for problem solving**. Each BOMI course supplies the property manager with a working vocabulary for that field and presents principles he or she can use in problem solving.

3) **The courses teach the RPA to recognize when an expert is needed and how to communicate with that expert**. The BOMI courses do not pretend to make the property manager an expert in every field—they provide the background a property manager needs to carry out his/her designated job efficiently.

As exciting as these past ten years have been, the next ten promise to be more challenging than we can now even imagine! The period in which we are now living is the most exciting the building industry has yet experienced. The challenges are there—and BOMI is ready to serve the building management industry by sharing the most recent knowledge and innovations from the field.

How to Participate

Students must enroll in the Institute prior to registering to take their first BOMI examination. Three requirements must be met for enrollment:

1) The student must be 21 years of age,

2) The student must be a high school graduate or have achieved the equivalence of a high school diploma, and

3) The student must remit the enrollment fee of $100 to the Institute.

At the time of enrollment, the student should contact the highest educational institution attended and request that a properly certified statement be sent directly to BOMI. The Institute makes provision for a student's previous academic credit and practical work experience to be recognized for course credit. The student may request a competency evaluation form for any of the seven courses. By submitting the competency form with the appropriate fee the student may be given credit for one or more entire courses.

For more information contact:
BOMI International
P. O. Box 262
Arnold, Maryland 21012
301-757-7300

SUMMARY OF OFFICE BUILDING EXPERIENCE EXCHANGE REPORTS[1]

1966 through 1977

AVERAGES	1966 547 Buildings	1967 564 Buildings	1968 556 Buildings	1969 607 Buildings	1970 601 Buildings	1971 653 Buildings
A1 Cleaning	54.9	57.7	61.4	62.6	65.0	68.3
A2 Electrical System	16.8	18.0	20.2	21.1	20.6	22.4
A3a Heating	13.9	15.4	15.1	15.5	15.3	17.3
A3b Air Cond.-Ventilating	18.9	19.4	20.5	21.0	22.3	24.0
A4 Plumbing System**	4.1	4.2	4.5	4.7	4.9	5.5
A5 Elevators	16.3	16.3	17.1	16.7	17.0	18.5
A6a General Expense — Admin.	19.0	19.8	20.4	20.0	21.8	23.3
A6b General Expense — Building	19.5	21.0	21.9	23.2	24.4	26.6
TOTAL OPERATING	157.1	167.1	177.3	181.0	189.4	204.5
B1 Tenant Alterations	13.2	16.8	14.4	15.4	14.6	14.6
B2 *Repairs — Maintenance**	11.7	11.7	10.7	10.3	11.1	12.5
B3 Tenant Decorating	6.6	6.9	6.3	6.0	5.9	5.9
TOTAL CONSTRUCTION	25.2	27.1	25.0	23.8	24.3	25.7
C1a Fire Insurance	1.9	1.9	2.0	2.1	4.4	4.9
C1b Insurance (Other)	2.7	2.8	2.8	2.9	—	—
C2a Property Taxes	65.6	71.5	74.7	64.1	90.6	97.4
C2b Pers. Prop. Assessment	1.8	1.5	1.2	2.1	2.1	2.3
C3 Depreciation	66.0	73.3	76.8	81.4	91.7	91.5
TOTAL FIXED CHARGES	135.8	149.1	154.8	169.9	188.8	193.9
TOTAL EXPENSE (A, B and C)	319.0	343.1	355.9	382.8	398.8	422.6
Net (before Cap. Chgs.)	103.4	109.6	116.9	115.2	146.2	132.0
Rental Income	410.7	443.4	455.7	463.9	498.1	514.4
Miscellaneous Income	5.9	4.3	5.6	5.8	7.0	8.3
TOTAL INCOME	414.4	445.9	459.0	467.7	503.1	520.3
TOTAL RENTAL AREA — SQ. FT.	89,494,293	99,964,959	100,989,054	109,347,301	119,015,609	121,205,958

AVERAGES	1972 638 Buildings	1973 676 Buildings	1974 721 Buildings	1975 1023 Buildings	1976 1,132 Buildings	1977[2] 1199 Buildings
A1 Cleaning	67.2	70.0	72.8	75.5	79.8	79.2
A2 Electrical System	25.2	9.2	8.5	10.6	9.6	8.3
A3a Heating	20.4	9.0	9.9	9.0	10.0	
A3b Air Cond.-Ventilating	26.8	13.1	11.9	12.4	12.4	
A3c Combined HVAC	—	—	—	26.6	26.7	26.4
A4 Plumbing System**	5.5	3.1	**	**	**	**
A5 Elevators	18.5	16.5	16.0	17.2	17.7	18.6
A6a General Expense — Admin.	23.7	25.9	22.8	28.2	29.1	30.2
A6b General Expense — Building	26.3	28.6	39.5	41.6	45.0	53.0
A7 Energy	—	55.9	69.3	84.5	98.7	113.5
TOTAL OPERATING	208.5	227.3	249.1	275.8	298.1	322.3
B1 Tenant Alterations	13.5	15.0	15.4	11.5	16.6	16.7
B2 *Repairs — Maintenance**	12.3	13.3	**	**	**	**
B3 Tenant Decorating	5.9	7.5	7.5	6.1	6.8	5.9
TOTAL CONSTRUCTION	24.9	27.8	19.0	13.6	18.4	17.7
C1 Insurance	4.8	5.3	5.0	5.6	6.3	7.5
C2a Property Taxes	103.4	113.5	121.4	120.5	134.4	129.8
C2b Personal Prop. Assess.	4.0	8.2	8.8	11.5	12.7	7.6
C3 Depreciation	95.6	97.7	103.6	99.7	98.5	†
TOTAL FIXED CHARGES	207.8	224.7	228.4	223.1	247.2	135.0
TOTAL EXPENSE (A, B and C)	336.9	488.2	480.1	497.4	546.9	498.3
Net (before Capital Charges)	138.9	146.0	168.6	187.8	200.0	298.7
Rental Income	528.0	558.9	574.8	622.3	652.7	700.4
Miscellaneous Income	8.3	31.9	22.1	20.0	25.2	22.4
TOTAL INCOME	534.3	565.5	593.0	642.8	679.8	722.6
TOTAL RENTAL AREA SQUARE FEET	134,215,783	145,247,683	162,888,965	254,964,658	277,835,879	258,360,464

[1] Summary includes both Downtown and Suburban buildings
[2] U.S. Buildings only

*Includes Alterations and Decorating in Non-Rentable Area
**Included in General Expense—Building (A6b) beginning with 1974 Report
†Removed from compilation beginning with 1977 Report

TABLE OF CONTENTS—UNITED STATES

Comparison of Identical Buildings 1975-76-77-78-79 ... 20
Comparison of Identical Buildings 1978-1979 ... 23
All Buildings Comparison 1978-1979 ... 24
1979 Downtown & Suburban Operations Compared ... 25

INDIVIDUAL CITY ANALYSIS

	Downtown	Suburban
Akron	26	
Atlanta	26	53
Baltimore	27	
Birmingham		53
Buffalo	27	
Charleston	28	
Charlotte, NC	28	
Chicago	29	54
Cincinnati	29	54
Cleveland	30	
Columbia, SC	30	
Columbus	31	
Dallas	31	55
Dayton	32	
Denver	32	55
Des Moines	33	
Detroit	33	
Duluth	34	
El Paso	34	
Ft. Worth	35	
Hartford	35	56
Honolulu	36	56
Houston	36	57
Indianapolis	37	
Jacksonville	37	
Kansas City	38	57
Los Angeles	38	58
Louisville	39	
Miami	39	58
Milwaukee	40	59
Minneapolis	40	59
Nashville	41	
New Orleans	41	
New York City	42	60
Oklahoma City	42	60
Omaha	43	61
Orlando		61
Philadelphia	43	62
Phoenix	44	
Pittsburgh	44	62
Portland, OR	45	
Salt Lake City	45	
San Antonio	46	63
San Diego	46	
San Francisco	47	
Seattle	47	63
Shreveport	48	
Spokane	48	
St. Louis	49	
St. Paul	49	
Tacoma	50	
Tampa		64
Toledo	50	
Tulsa	51	
Washington, DC	51	64
Wilmington, DE	52	

Map of BOMA Geographical Regions ... 65
Analysis by Region—Downtown & Suburban ... 66
Analysis by Region—Combined ... 73
Analysis by Age of Building ... 77
Analysis by Story Height of Building ... 83
Analysis by Size of Building ... 90
Special Studies
Agency-Managed Buildings ... 95
Single Purpose Buildings ... 96
Medical Buildings ... 97
Operating Cost Breakdowns by Category
Regions—Downtown-Suburban ... 98
Regions-Combined ... 102
Age of Building ... 104
Story Height of Building ... 107
Size of Building ... 110
City Size ... 113
Energy Report by City ... 116

U.S. COMPARISON OF IDENTICAL BUILDINGS—1975-76-77-78-79

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	1975			1976		
Total Rentable Sq. Ft. Number of Buildings	312 97,239,351	312 85,617,728	312 79,646,108			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	75.7(311)	79.8(311)	85.8	79.8(313)	83.8(313)	90.2
A2 ELECTRICAL SYSTEMS	8.7(270)	8.6(270)	9.3	9.1(266)	9.3(266)	10.0
A3C COMBINED HVAC	26.3(295)	26.9(295)	29.0	27.0(298)	27.4(298)	29.6
A5 ELEVATORS	17.6(304)	20.0(304)	21.4	19.0(308)	21.5(308)	23.1
A6A GENERAL BUILDING COSTS	42.7(311)	42.9(311)	46.1	46.5(313)	46.6(313)	50.2
A6B ADMINISTRATIVE COSTS	26.3(307)	26.5(307)	28.6	27.0(310)	27.2(310)	29.2
A7 ENERGY	88.8(307)	88.8(307)	95.5	98.5(306)	98.6(306)	106.1
TOTAL OPERATING 'A'	282.4(307)	289.8(307)	311.5	303.3(306)	310.9(306)	334.6
B1 ALTERATIONS-TENANT AREA	9.2(192)	9.2(192)	9.9	10.3(193)	9.9(193)	10.7
B3 DECORATING- TENANT AREA	6.4(188)	6.5(188)	7.0	6.3(184)	6.2(184)	6.7
TOTAL CONSTRUCTION 'B'	12.6(241)	12.7(241)	13.7	13.1(242)	12.8(242)	13.8
TOTAL OPERATING EXP.A AND B	294.1(237)	301.4(237)	325.1	312.3(235)	319.7(235)	346.7
C1 INSURANCE	5.1(283)	5.1(283)	5.5	5.9(289)	5.9(289)	6.4
C2A REAL ESTATE TAX	122.8(283)	124.1(283)	133.7	132.8(292)	133.7(292)	144.1
C2B PERSONAL PROP.TAX ETC.	14.1(115)	14.4(115)	16.0	6.3(110)	6.3(110)	6.9
# TOTAL FIXED CHARGES 'C'	128.6(296)	129.8(296)	139.7	137.9(300)	138.7(300)	149.4
# TOTAL OPERATING EXP.A+B+C	408.3(227)	417.2(227)	449.4	438.9(227)	447.2(227)	484.6
# NET INCOME - GAIN	274.0(248)	357.9(250)	385.7	292.2(250)	379.7(253)	409.0
- LOSS	146.4(16)	123.9(14)	139.3	171.0(15)	146.6(12)	180.0
LEASE EXPENSE	14.6(115)	14.2(115)	15.6	9.8(118)	9.8(118)	10.7
AMORTIZED TENANT ALTERATIONS	23.9(106)	25.0(106)	27.2	22.7(109)	23.5(109)	25.6
## TOTAL OPERATING EXP.A+B+C	420.0(134)	426.2(134)	465.6	439.5(132)	447.0(132)	491.7
## NET INCOME - GAIN	274.8(150)	358.9(153)	388.9	301.7(148)	386.7(149)	416.0
- LOSS	98.7(13)	80.5(10)	95.1	168.9(9)	140.3(8)	184.2
RENTAL INCOME - OFFICE AREA		671.4(267)	727.1		721.9(272)	782.8
- STORE AREA	745.9(172)			773.5(177)		
- STORAGE AREA	234.4(131)			256.2(131)		
- SPECIAL AREA	502.8(97)			552.3(92)		
TOTAL RENTAL INCOME	641.8(267)			690.6(273)		
ELECTRICAL INCOME	20.3(93)			23.0(102)		
MISCELLANEOUS INCOME	18.1(188)			18.7(201)		
TOTAL OPERATING INCOME	658.2(275)			710.8(278)		
LABOR COST	84.8(233)			90.7(214)		
OPERATING RATIO %	64.8(270)			63.8(269)		
MANAGEMENT RATIO %	43.1(270)			42.8(269)		
AVG OFFICE VACANCY %	7.0(312)			7.1(315)		
AVG OFFICE OCCUPANCY %	93.0(312)			92.9(315)		
AVG OFFICE TENANT SQ. FT.	5337.9(281)			5337.2(289)		
AVG STORE TENANT SQ. FT.	1290.1(144)			2565.5(151)		
AVG. SQ. FT. PER EMPLOYEE	10888.8(233)			10733.9(214)		
AVG SQ. FT. PER PERSON	218.7(272)	200.0(272)	187.1	220.0(280)	203.5(280)	189.7

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U.S. COMPARISON OF IDENTICAL BUILDINGS—1975-76-77-78-79

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	1977			1978		
Total Rentable Sq. Ft. Number of Buildings						
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	83.9(321)	88.7(321)	93.6	91.7(325)	97.0(325)	100.5
A2 ELECTRICAL SYSTEMS	9.8(278)	10.0(278)	10.6	13.5(296)	13.9(296)	14.4
A3C COMBINED HVAC	29.9(305)	30.5(305)	32.2	30.5(307)	31.8(307)	32.9
A5 ELEVATORS	20.5(317)	23.1(317)	24.4	21.7(322)	22.4(322)	23.2
A6A GENERAL BUILDING COSTS	53.3(322)	53.5(322)	56.4	60.4(325)	59.3(325)	61.4
A6B ADMINISTRATIVE COSTS	29.0(316)	29.3(316)	31.0	34.1(318)	35.9(318)	37.2
A7 ENERGY	110.2(319)	110.2(319)	116.3	117.4(324)	116.7(324)	120.9
TOTAL OPERATING 'A'	333.2(319)	341.7(319)	360.5	365.0(324)	372.6(324)	386.0
B1 ALTERATIONS-TENANT AREA	11.8(204)	12.0(204)	12.9	18.5(216)	22.4(216)	23.4
B3 DECORATING- TENANT AREA	6.0(198)	6.1(198)	6.5	6.2(195)	9.0(195)	9.4
TOTAL CONSTRUCTION 'B'	14.2(252)	14.3(252)	15.3	18.8(276)	23.9(276)	24.8
TOTAL OPERATING EXP.A AND B	340.0(249)	349.0(249)	371.7	383.7(275)	396.5(275)	412.6
C1 INSURANCE	7.4(301)	7.4(301)	7.8	8.4(293)	8.4(293)	8.7
C2A REAL ESTATE TAX	135.9(304)	136.3(304)	144.0	139.7(301)	139.5(301)	144.3
C2B PERSONAL PROP.TAX ETC.	7.8(126)	7.4(126)	7.9	7.7(95)	7.5(95)	7.7
# TOTAL FIXED CHARGES 'C'	144.9(310)	145.1(310)	153.3	149.6(304)	149.4(304)	154.8
# TOTAL OPERATING EXP.A+B+C	470.7(243)	479.5(243)	511.0	518.3(257)	529.0(257)	550.5
# NET INCOME - GAIN	313.7(260)	393.8(264)	417.3	338.2(258)	442.6(261)	459.4
- LOSS	316.4(20)	467.7(16)	432.1	391.1(18)	457.3(15)	470.2
LEASE EXPENSE	17.8(138)	17.6(138)	18.9	8.3(137)	8.2(137)	8.6
AMORTIZED TENANT ALTERATIONS	22.3(105)	22.4(105)	23.7	30.4(114)	31.0(114)	32.2
## TOTAL OPERATING EXP.A+B+C	484.1(147)	493.9(147)	535.1	514.3(154)	524.7(154)	551.9
## NET INCOME - GAIN	319.9(165)	397.9(169)	421.0	386.7(165)	439.1(172)	458.1
- LOSS	142.7(13)	143.6(9)	180.3	143.4(16)	352.2(9)	377.7
RENTAL INCOME - OFFICE AREA		768.1(266)	816.4		818.8(277)	850.2
- STORE AREA	838.7(179)			723.5(194)		
- STORAGE AREA	268.4(133)			210.2(147)		
- SPECIAL AREA	635.8(86)			455.2(89)		
TOTAL RENTAL INCOME	736.6(268)			787.4(280)		
ELECTRICAL INCOME	26.9(124)			29.1(123)		
MISCELLANEOUS INCOME	18.2(210)			28.5(225)		
TOTAL OPERATING INCOME	747.0(283)			820.9(279)		
LABOR COST	95.6(218)			95.0(254)		
OPERATING RATIO %	66.5(280)			65.2(278)		
MANAGEMENT RATIO %	44.8(280)			45.2(278)		
AVG OFFICE VACANCY %	5.2(322)			3.5(325)		
AVG OFFICE OCCUPANCY %	94.8(322)			96.5(325)		
AVG OFFICE TENANT SQ. FT.	5336.7(297)			6290.4(294)		
AVG STORE TENANT SQ. FT.	2331.4(163)			2830.8(203)		
AVG. SQ. FT. PER EMPLOYEE	10587.4(218)			12850.7(257)		
AVG SQ. FT. PER PERSON	219.1(282)	203.8(282)	193.3	229.4(270)	210.9(270)	203.6

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U.S. COMPARISON OF IDENTICAL BUILDINGS—1975-76-77-78-79

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	1979 ©		
Total Rentable Sq. Ft. Number of Buildings			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	99.2(325)	105.1(323)	108.0
A2 ELECTRICAL SYSTEMS	14.7(296)	15.5(296)	15.9
A3C COMBINED HVAC	33.6(310)	35.1(309)	36.2
A5 ELEVATORS	22.9(322)	24.1(322)	24.8
A6A GENERAL BUILDING COSTS	67.8(325)	67.6(325)	69.5
A6B ADMINISTRATIVE COSTS	35.0(322)	37.1(322)	38.1
A7 ENERGY	127.6(323)	128.1(323)	131.6
TOTAL OPERATING 'A'	396.3(326)	406.7(326)	418.1
B1 ALTERATIONS-TENANT AREA	21.5(214)	25.9(214)	26.8
B3 DECORATING- TENANT AREA	7.3(202)	7.8(202)	8.1
TOTAL CONSTRUCTION 'B'	21.9(272)	25.8(272)	26.5
TOTAL OPERATING EXP.A AND B	413.1(272)	429.4(272)	441.6
C1 INSURANCE	8.9(289)	8.9(289)	9.2
C2A REAL ESTATE TAX	132.1(296)	132.8(296)	136.4
C2B PERSONAL PROP.TAX ETC.	8.4(85)	7.9(85)	8.2
# TOTAL FIXED CHARGES 'C'	141.9(300)	142.6(300)	146.6
# TOTAL OPERATING EXP.A+B+C	557.8(254)	574.2(254)	590.6
# NET INCOME - GAIN	364.4(258)	465.4(262)	478.4
- LOSS	321.7(19)	409.7(15)	451.9
LEASE EXPENSE	13.1(128)	13.3(128)	13.9
AMORTIZED TENANT ALTERATIONS	29.2(118)	29.2(118)	30.2
## TOTAL OPERATING EXP.A+B+C	559.2(155)	570.8(155)	589.9
## NET INCOME - GAIN	372.8(162)	479.1(165)	494.3
- LOSS	196.7(15)	172.7(12)	179.0
RENTAL INCOME - OFFICE AREA		857.8(284)	883.8
- STORE AREA	800.9(199)		
- STORAGE AREA	220.9(155)		
- SPECIAL AREA	429.2(87)		
TOTAL RENTAL INCOME	833.4(283)		
ELECTRICAL INCOME	34.5(127)		
MISCELLANEOUS INCOME	27.8(225)		
TOTAL OPERATING INCOME	872.3(284)		
LABOR COST	101.1(239)		
OPERATING RATIO %	63.4(284)		
MANAGEMENT RATIO %	45.9(284)		
AVG OFFICE VACANCY %	2.7(326)		
AVG OFFICE OCCUPANCY %	97.3(326)		
AVG OFFICE TENANT SQ. FT.	7100.6(293)		
AVG STORE TENANT SQ. FT.	3135.5(210)		
AVG. SQ. FT. PER EMPLOYEE	3699.2(251)		
AVG SQ. FT. PER PERSON	221.6(266)	203.2(266)	197.5

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U.S. COMPARISON OF IDENTICAL BUILDINGS—1978-1979

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	1978			1979		
Total Rentable Sq. Ft. Number of Buildings	743 179,860,801	743 160,846,607	743 153,943,819			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	86.0(741)	87.8(740)	91.8	94.1(743)	98.7(741)	101.1
A2 ELECTRICAL SYSTEMS	12.6(645)	12.1(645)	12.7	13.4(655)	13.6(655)	13.9
A3C COMBINED HVAC	28.7(694)	29.4(694)	30.8	30.9(700)	31.6(699)	32.4
A5 ELEVATORS	19.4(693)	19.3(693)	20.2	20.6(695)	21.3(695)	21.8
A6A GENERAL BUILDING COSTS	61.6(743)	60.7(743)	63.4	65.1(743)	64.7(743)	66.3
A6B ADMINISTRATIVE COSTS	35.7(717)	37.0(717)	38.7	38.1(725)	39.7(725)	40.7
A7 ENERGY	116.2(727)	116.1(727)	121.3	126.9(731)	127.5(731)	130.5
TOTAL OPERATING 'A'	355.0(727)	357.1(727)	373.2	384.4(744)	392.4(744)	401.8
B1 ALTERATIONS-TENANT AREA	20.8(459)	24.2(459)	25.5	21.8(476)	24.9(476)	25.5
B3 DECORATING- TENANT AREA	7.4(386)	9.4(386)	9.8	7.1(401)	7.6(401)	7.8
TOTAL CONSTRUCTION 'B'	22.0(565)	26.1(565)	27.4	23.0(579)	25.8(579)	26.5
TOTAL OPERATING EXP.A AND B	378.0(554)	385.6(554)	404.8	402.6(579)	414.4(579)	424.4
C1 INSURANCE	9.0(687)	9.0(687)	9.4	9.6(687)	9.5(687)	9.8
C2A REAL ESTATE TAX	133.5(696)	133.6(696)	139.6	130.4(697)	131.2(697)	134.3
C2B PERSONAL PROP.TAX ETC.	6.3(222)	5.9(222)	6.2	5.4(200)	5.0(200)	5.1
# TOTAL FIXED CHARGES 'C'	142.9(706)	143.0(706)	149.5	139.6(706)	140.4(706)	143.8
# TOTAL OPERATING EXP.A+B+C	514.1(530)	521.3(530)	547.4	546.4(555)	558.9(555)	572.5
# NET INCOME - GAIN	355.5(591)	445.6(599)	465.8	381.7(601)	468.8(609)	481.5
- LOSS	325.5(47)	393.0(39)	413.4	332.3(61)	438.7(53)	436.6
LEASE EXPENSE	10.6(354)	10.4(354)	11.0	12.6(344)	12.5(344)	12.8
AMORTIZED TENANT ALTERATIONS	28.8(274)	29.1(274)	30.6	32.6(240)	31.9(240)	32.9
## TOTAL OPERATING EXP.A+B+C	506.3(342)	514.1(342)	544.5	545.8(364)	553.6(364)	567.6
## NET INCOME - GAIN	357.0(396)	440.1(407)	462.1	390.3(390)	481.7(397)	495.5
- LOSS	249.9(45)	391.4(34)	421.0	217.4(39)	262.0(32)	249.1
RENTAL INCOME - OFFICE AREA		795.5(641)	832.7		840.2(658)	861.7
- STORE AREA	658.1(366)			758.5(369)		
- STORAGE AREA	204.5(276)			214.7(287)		
- SPECIAL AREA	418.4(147)			395.4(149)		
TOTAL RENTAL INCOME	777.4(668)			824.4(677)		
ELECTRICAL INCOME	30.0(253)			33.4(271)		
MISCELLANEOUS INCOME	30.9(469)			33.8(486)		
TOTAL OPERATING INCOME	815.3(660)			862.6(678)		
LABOR COST	87.7(527)			95.2(518)		
OPERATING RATIO %	63.9(645)			63.3(678)		
MANAGEMENT RATIO %	44.7(645)			45.7(678)		
AVG OFFICE VACANCY %	4.3(743)			2.3(745)		
AVG OFFICE OCCUPANCY %	95.7(743)			97.7(745)		
AVG OFFICE TENANT SQ. FT.	5838.5(656)			6461.9(657)		
AVG STORE TENANT SQ. FT.	2782.5(388)			3054.4(400)		
AVG. SQ. FT. PER EMPLOYEE	204.1(522)			4126.0(535)		
AVG SQ. FT. PER PERSON	230.2(607)	213.1(607)	203.9	218.8(605)	201.6(605)	197.0

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ALL BUILDINGS COMPARISON—1978-1979

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	1978			1979		
Total Rentable Sq. Ft. Number of Buildings	1220 261,187,110	1220 231,906,132	1220 221,421,310	1113 246,735,513	1113 220,144,253	1113 213,464,882
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	84.9(1205)	88.5(1204)	92.7	91.3(1107)	99.4(1105)	102.5
A2 ELECTRICAL SYSTEMS	15.0(1010)	14.6(1010)	15.3	13.6(951)	13.9(951)	14.3
A3C COMBINED HVAC	26.8(1137)	27.7(1137)	29.0	29.4(1046)	30.3(1045)	31.2
A5 ELEVATORS	19.1(1084)	19.2(1084)	20.1	19.4(1002)	20.2(1002)	20.8
A6A GENERAL BUILDING COSTS	60.7(1217)	60.1(1217)	63.0	60.8(1109)	60.4(1109)	62.2
A6B ADMINISTRATIVE COSTS	37.6(1173)	38.3(1173)	40.1	36.5(1082)	38.2(1082)	39.4
A7 ENERGY	117.4(1196)	117.7(1196)	123.4	130.7(1094)	131.5(1094)	135.6
TOTAL OPERATING 'A'	356.3(1196)	360.9(1196)	378.1	376.9(1111)	388.7(1111)	400.9
B1 ALTERATIONS-TENANT AREA	22.1(738)	27.1(738)	28.5	25.3(670)	31.5(670)	32.4
B3 DECORATING- TENANT AREA	7.3(608)	9.1(608)	9.5	7.7(571)	8.3(571)	8.5
TOTAL CONSTRUCTION 'B'	22.9(900)	28.2(900)	29.6	25.8(823)	31.2(823)	32.0
TOTAL OPERATING EXP.A AND B	375.7(888)	385.2(888)	405.5	401.5(823)	415.7(823)	427.1
C1 INSURANCE	8.7(1130)	8.8(1130)	9.2	10.6(1013)	10.7(1013)	11.0
C2A REAL ESTATE TAX	131.8(1155)	131.6(1155)	137.8	129.8(1036)	130.6(1036)	134.6
C2B PERSONAL PROP.TAX ETC.	8.6(380)	8.5(380)	8.8	8.2(303)	7.3(303)	7.6
# TOTAL FIXED CHARGES 'C'	141.5(1174)	141.4(1174)	148.1	140.4(1051)	141.0(1051)	145.5
# TOTAL OPERATING EXP.A+B+C	510.2(859)	519.6(859)	547.2	546.2(796)	561.3(796)	576.5
# NET INCOME - GAIN	354.0(956)	449.6(974)	471.3	377.3(879)	467.3(886)	482.9
- LOSS	363.9(95)	403.4(77)	432.5	423.0(103)	491.3(96)	504.7
LEASE EXPENSE	16.2(564)	15.5(564)	16.4	14.1(538)	14.0(538)	14.5
AMORTIZED TENANT ALTERATIONS	28.1(435)	28.7(435)	30.2	38.4(323)	37.8(323)	39.3
## TOTAL OPERATING EXP.A+B+C	507.2(544)	515.1(544)	547.2	558.8(533)	572.8(533)	589.2
## NET INCOME - GAIN	347.2(626)	440.2(640)	463.0	375.2(574)	468.2(578)	484.7
- LOSS	312.2(65)	434.4(51)	487.3	419.7(66)	505.2(62)	512.6
RENTAL INCOME - OFFICE AREA		789.1(1050)	828.3		812.6(971)	839.4
- STORE AREA	715.6(595)			745.2(509)		
- STORAGE AREA	203.5(389)			200.6(376)		
- SPECIAL AREA	0.0(0)			357.5(173)		
TOTAL RENTAL INCOME	766.7(1092)			795.9(1004)		
ELECTRICAL INCOME	33.6(354)			34.6(369)		
MISCELLANEOUS INCOME	32.4(701)			33.6(707)		
TOTAL OPERATING INCOME	803.9(1087)			830.4(1005)		
LABOR COST	101.8(916)			95.0(734)		
OPERATING RATIO %	64.6(1065)			65.1(1004)		
MANAGEMENT RATIO %	44.9(1065)			46.7(1004)		
AVG OFFICE VACANCY %	4.5(1220)			3.0(1113)		
AVG OFFICE OCCUPANCY %	95.5(1220)			97.0(1113)		
AVG OFFICE TENANT SQ. FT.	5381.9(1044)			6070.6(978)		
AVG STORE TENANT SQ. FT.	2714.3(592)			3224.9(537)		
AVG. SQ. FT. PER EMPLOYEE	289.9(861)			1664.2(762)		
AVG SQ. FT. PER PERSON	231.8(966)	213.7(966)	203.4	224.4(886)	205.5(886)	199.4

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U.S. 1979 COMPARISON—DOWNTOWN-SUBURBAN

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	759 211,584,037	759 188,619,078	759 183,277,010	340 32,816,328	340 29,368,677	340 28,078,563
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	95.4(754)	105.0(752)	108.0	64.8(339)	64.6(339)	67.6
A2 ELECTRICAL SYSTEMS	14.1(666)	14.6(666)	15.0	9.8(273)	9.2(273)	9.6
A3C COMBINED HVAC	30.3(705)	31.5(704)	32.4	23.9(329)	23.3(329)	24.4
A5 ELEVATORS	21.1(735)	22.0(735)	22.7	8.0(253)	7.6(253)	7.9
A6A GENERAL BUILDING COSTS	59.6(755)	59.4(755)	61.1	69.2(340)	67.4(340)	70.5
A6B ADMINISTRATIVE COSTS	37.0(742)	38.9(742)	40.1	33.7(327)	33.7(327)	35.4
A7 ENERGY	133.5(741)	134.4(741)	138.3	112.7(339)	112.9(339)	118.1
TOTAL OPERATING 'A'	386.7(757)	401.0(757)	412.7	316.0(340)	312.8(340)	327.2
B1 ALTERATIONS-TENANT AREA	25.3(462)	31.2(462)	32.1	25.9(199)	28.5(199)	29.5
B3 DECORATING- TENANT AREA	7.9(399)	8.3(399)	8.5	6.4(164)	8.0(164)	8.4
TOTAL CONSTRUCTION 'B'	25.7(573)	30.8(573)	31.6	26.9(240)	30.0(240)	31.0
TOTAL OPERATING EXP.A AND B	410.0(573)	426.0(573)	437.3	347.3(240)	345.9(240)	357.7
C1 INSURANCE	11.0(683)	11.1(683)	11.4	8.3(318)	8.2(318)	8.6
C2A REAL ESTATE TAX	136.7(706)	137.9(706)	141.8	86.4(318)	85.0(318)	88.9
C2B PERSONAL PROP.TAX ETC.	7.5(216)	6.6(216)	6.9	14.1(84)	13.4(84)	14.1
# TOTAL FIXED CHARGES 'C'	147.4(716)	148.6(716)	152.8	96.7(322)	94.9(322)	99.5
# TOTAL OPERATING EXP.A+B+C	561.8(557)	579.1(557)	594.3	446.7(230)	443.3(230)	458.7
# NET INCOME - GAIN	378.4(600)	473.0(603)	487.8	378.9(268)	443.4(272)	464.9
- LOSS	460.8(67)	528.8(64)	537.4	177.6(35)	210.2(31)	235.3
LEASE EXPENSE	13.5(334)	13.2(334)	13.6	17.8(202)	18.2(202)	19.3
AMORTIZED TENANT ALTERATIONS	36.7(244)	36.6(244)	38.0	56.5(75)	52.4(75)	54.6
## TOTAL OPERATING EXP.A+B+C	572.9(361)	588.8(361)	604.7	459.9(169)	459.2(169)	479.3
## NET INCOME - GAIN	379.1(387)	476.8(392)	492.5	353.1(183)	418.9(182)	441.0
- LOSS	434.9(40)	537.3(35)	535.9	296.0(26)	287.0(27)	330.3
RENTAL INCOME - OFFICE AREA		827.3(664)	852.4		726.9(295)	763.5
- STORE AREA	773.8(445)			510.7(61)		
- STORAGE AREA	193.6(296)			256.4(75)		
- SPECIAL AREA	416.3(129)			111.5(42)		
TOTAL RENTAL INCOME	809.6(681)			711.0(310)		
ELECTRICAL INCOME	36.9(270)			17.0(96)		
MISCELLANEOUS INCOME	33.6(493)			32.5(207)		
TOTAL OPERATING INCOME	845.0(682)			739.2(310)		
LABOR COST	100.7(505)			59.2(219)		
OPERATING RATIO %	66.0(681)			57.9(310)		
MANAGEMENT RATIO %	47.1(681)			43.0(310)		
AVG OFFICE VACANCY %	2.8(759)			4.8(340)		
AVG OFFICE OCCUPANCY %	97.2(759)			95.6(340)		
AVG OFFICE TENANT SQ. FT.	6585.9(665)			3966.9(299)		
AVG STORE TENANT SQ. FT.	3209.0(462)			3302.6(68)		
AVG. SQ. FT. PER EMPLOYEE	4249.0(523)			339.8(228)		
AVG SQ. FT. PER PERSON	223.2(600)	204.8(600)	199.4	234.5(272)	211.0(272)	200.8

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1979	AKRON			ATLANTA ©		
Total Rentable Sq. Ft. Number of Buildings	5 910,646	5 757,202	5 747,242	13 2,829,384	13 2,711,882	13 2,520,799
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	92.0(5)	108.3(5)	109.7	61.3(13)	66.0(13)	71.0
A2 ELECTRICAL SYSTEMS	2.2(3)	2.8(3)	2.9	7.0(11)	7.2(11)	7.8
A3C COMBINED HVAC	23.1(5)	26.4(5)	26.7	19.3(12)	19.6(12)	21.2
A5 ELEVATORS	27.5(5)	32.2(5)	32.7	13.0(12)	13.0(12)	14.1
A6A GENERAL BUILDING COSTS	53.7(5)	52.6(5)	53.3	65.2(13)	64.7(13)	69.6
A6B ADMINISTRATIVE COSTS	29.2(5)	33.4(5)	33.9	38.2(13)	38.9(13)	41.8
A7 ENERGY	140.3(5)	141.5(5)	143.3	101.3(12)	100.9(12)	109.4
TOTAL OPERATING 'A'	367.1(5)	395.8(5)	401.1	294.1(13)	299.0(13)	321.6
B1 ALTERATIONS-TENANT AREA	12.9(3)	16.7(3)	17.1	2.7(10)	2.2(10)	2.4
B3 DECORATING- TENANT AREA	8.4(2)	12.1(2)	12.8	7.7(7)	7.6(7)	8.3
TOTAL CONSTRUCTION 'B'	17.4(3)	22.5(3)	23.1	8.7(10)	8.1(10)	8.8
TOTAL OPERATING EXP.A AND B	386.6(3)	438.4(3)	449.5	265.6(10)	271.2(10)	294.9
C1 INSURANCE	8.3(5)	8.4(5)	8.5	7.5(11)	7.4(11)	7.7
C2A REAL ESTATE TAX	68.0(5)	72.8(5)	73.7	83.0(11)	83.5(11)	87.3
C2B PERSONAL PROP.TAX ETC.	0.2(1)	0.2(1)	0.2	0.7(5)	0.7(5)	0.8
# TOTAL FIXED CHARGES 'C'	76.4(5)	81.2(5)	82.3	81.4(12)	81.8(12)	88.6
# TOTAL OPERATING EXP.A+B+C	446.7(3)	504.5(3)	517.3	353.1(10)	358.9(10)	390.3
# NET INCOME - GAIN	236.9(4)	379.4(4)	387.4	347.6(10)	375.4(10)	410.2
- LOSS	0.0(0)	0.0(0)	0.0	82.0(2)	76.0(2)	76.0
LEASE EXPENSE	0.0(0)	0.0(0)	0.0	9.0(6)	9.1(6)	9.4
AMORTIZED TENANT ALTERATIONS	13.4(1)	13.4(1)	13.4	47.6(6)	47.8(6)	49.8
## TOTAL OPERATING EXP.A+B+C	460.6(1)	473.6(1)	473.6	396.2(5)	398.0(5)	415.5
## NET INCOME - GAIN	304.0(1)	415.5(1)	415.5	339.7(5)	358.7(5)	374.9
- LOSS	0.0(0)	0.0(0)	0.0	86.7(1)	86.7(1)	86.7
RENTAL INCOME - OFFICE AREA		718.2(4)	733.4		663.4(12)	718.7
- STORE AREA	474.2(3)			720.0(6)		
- STORAGE AREA	0.0(0)			71.1(6)		
- SPECIAL AREA	258.0(1)			691.5(2)		
TOTAL RENTAL INCOME	651.3(4)			660.4(12)		
ELECTRICAL INCOME	37.6(3)			15.3(4)		
MISCELLANEOUS INCOME	15.7(3)			12.1(11)		
TOTAL OPERATING INCOME	696.6(4)			675.0(12)		
LABOR COST	121.1(4)			40.3(12)		
OPERATING RATIO %	66.7(4)			59.7(12)		
MANAGEMENT RATIO %	56.9(4)			42.2(12)		
AVG OFFICE VACANCY %	1.3(5)			7.0(13)		
AVG OFFICE OCCUPANCY %	98.7(5)			93.0(13)		
AVG OFFICE TENANT SQ. FT.	4584.3(5)			5808.3(13)		
AVG STORE TENANT SQ. FT.	2275.3(4)			2887.0(6)		
AVG. SQ. FT. PER EMPLOYEE	8757.2(4)			26997.1(12)		
AVG SQ. FT. PER PERSON	206.3(4)	186.3(4)	182.9	203.5(10)	197.7(10)	183.9

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1979	BALTIMORE			BUFFALO		©
Total Rentable Sq. Ft. Number of Buildings	10 2,109,674	10 1,835,110	10 1,758,622	4 1,288,812	4 1,221,406	4 1,209,005
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	67.9(10)	74.0(10)	77.3	64.5(4)	21.8(4)	22.0
A2 ELECTRICAL SYSTEMS	10.5(10)	11.4(10)	11.9	6.6(4)	2.0(4)	2.0
A3C COMBINED HVAC	31.2(10)	32.8(10)	34.2	21.9(4)	12.9(4)	13.0
A5 ELEVATORS	16.4(10)	17.9(10)	18.6	16.8(3)	5.3(3)	5.3
A6A GENERAL BUILDING COSTS	79.0(10)	82.0(10)	85.6	75.3(4)	75.9(4)	76.7
A6B ADMINISTRATIVE COSTS	24.9(10)	25.5(10)	26.6	25.0(4)	7.4(4)	7.5
A7 ENERGY	145.0(9)	153.0(9)	161.3	135.0(4)	137.7(4)	139.1
TOTAL OPERATING 'A'	349.6(10)	365.8(10)	381.7	344.6(4)	262.9(4)	265.5
B1 ALTERATIONS-TENANT AREA	272.0(6)	314.7(6)	336.8	8.4(2)	8.7(2)	8.7
B3 DECORATING- TENANT AREA	9.7(3)	10.6(3)	10.7	7.0(3)	7.1(3)	7.1
TOTAL CONSTRUCTION 'B'	238.0(7)	278.0(7)	295.7	9.4(3)	9.2(3)	9.2
TOTAL OPERATING EXP.A AND B	651.3(7)	709.4(7)	754.6	364.9(3)	273.7(3)	274.1
C1 INSURANCE	8.5(8)	8.1(8)	8.6	11.4(4)	11.0(4)	11.2
C2A REAL ESTATE TAX	122.7(8)	134.6(8)	141.8	193.7(4)	196.1(4)	198.1
C2B PERSONAL PROP.TAX ETC.	1.8(1)	1.8(1)	1.8	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	131.5(8)	143.0(8)	150.7	205.1(4)	207.1(4)	209.2
# TOTAL OPERATING EXP.A+B+C	797.6(7)	867.1(7)	922.3	583.5(3)	493.6(3)	494.3
# NET INCOME - GAIN	255.3(7)	398.7(5)	405.1	401.5(4)	534.2(4)	539.7
- LOSS	562.5(1)	508.3(3)	564.5	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	4.3(3)	4.4(3)	4.5	2.4(4)	2.2(4)	2.2
AMORTIZED TENANT ALTERATIONS	60.8(1)	60.8(1)	61.5	27.2(2)	29.6(2)	32.5
## TOTAL OPERATING EXP.A+B+C	465.4(2)	511.8(2)	528.2	585.0(3)	454.8(3)	495.5
## NET INCOME - GAIN	290.8(3)	462.2(3)	471.1	395.4(4)	528.7(4)	534.1
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		690.5(8)	727.8		899.4(4)	908.6
- STORE AREA	591.1(3)			365.3(2)		
- STORAGE AREA	70.9(2)			124.2(2)		
- SPECIAL AREA	27.3(1)			549.7(1)		
TOTAL RENTAL INCOME	665.9(8)			868.1(4)		
ELECTRICAL INCOME	29.7(2)			3.8(1)		
MISCELLANEOUS INCOME	3.2(4)			100.2(3)		
TOTAL OPERATING INCOME	676.7(8)			959.6(4)		
LABOR COST	122.6(9)			22.1(3)		
OPERATING RATIO %	105.0(8)			58.8(4)		
MANAGEMENT RATIO %	84.0(8)			36.8(4)		
AVG OFFICE VACANCY %	4.2(10)			1.0(4)		
AVG OFFICE OCCUPANCY %	95.8(10)			99.0(4)		
AVG OFFICE TENANT SQ. FT.	13426.1(9)			13896.6(4)		
AVG STORE TENANT SQ. FT.	4858.3(6)			228.6(2)		
AVG. SQ. FT. PER EMPLOYEE	6623.7(9)			61428.2(3)		
AVG SQ. FT. PER PERSON	256.1(9)	233.8(9)	223.4	238.2(4)	226.6(4)	224.3

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1979	CHARLESTON			CHARLOTTE, NC ©		
Total Rentable Sq. Ft. Number of Buildings	3 96,033	3 92,603	3 78,006	4 1,381,318	4 1,254,040	4 971,622
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	64.2(3)	63.9(3)	75.9	49.4(4)	50.2(4)	64.8
A2 ELECTRICAL SYSTEMS	3.5(3)	3.6(3)	4.2	4.0(4)	3.8(4)	4.9
A3C COMBINED HVAC	63.1(3)	63.6(3)	75.4	10.0(4)	10.0(4)	12.9
A5 ELEVATORS	12.2(3)	12.1(3)	14.3	14.5(4)	14.0(4)	18.1
A6A GENERAL BUILDING COSTS	50.6(3)	50.6(3)	60.0	27.7(4)	27.2(4)	35.1
A6B ADMINISTRATIVE COSTS	46.3(3)	46.5(3)	55.2	24.4(4)	24.1(4)	31.1
A7 ENERGY	126.1(3)	126.4(3)	150.0	73.0(4)	71.3(4)	92.0
TOTAL OPERATING 'A'	366.0(3)	366.5(3)	435.1	203.0(4)	200.6(4)	259.0
B1 ALTERATIONS-TENANT AREA	0.0(0)	0.0(0)	0.0	11.5(2)	11.4(2)	14.4
B3 DECORATING- TENANT AREA	23.6(3)	23.3(3)	27.6	0.5(3)	0.5(3)	0.7
TOTAL CONSTRUCTION 'B'	23.6(3)	23.3(3)	27.6	9.6(3)	9.3(3)	13.4
TOTAL OPERATING EXP.A AND B	389.6(3)	389.8(3)	462.7	205.0(3)	206.3(3)	296.1
C1 INSURANCE	8.2(2)	8.2(2)	8.8	3.8(4)	3.7(4)	4.8
C2A REAL ESTATE TAX	38.7(3)	38.2(3)	45.4	43.7(4)	43.9(4)	56.6
C2B PERSONAL PROP.TAX ETC.	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	43.0(3)	42.4(3)	50.3	47.5(4)	47.6(4)	61.4
# TOTAL OPERATING EXP.A+B+C	432.6(3)	432.2(3)	513.1	246.8(3)	247.4(3)	355.2
# NET INCOME - GAIN	154.0(3)	176.1(3)	209.0	222.6(4)	274.0(4)	353.6
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	18.8(2)	18.8(2)	23.9	20.6(3)	22.3(3)	26.7
AMORTIZED TENANT ALTERATIONS	0.0(0)	0.0(0)	0.0	27.0(2)	27.7(2)	29.9
## TOTAL OPERATING EXP.A+B+C	472.3(2)	471.4(2)	598.3	281.8(2)	285.4(2)	360.7
## NET INCOME - GAIN	110.2(2)	130.1(2)	165.1	208.6(3)	265.4(3)	317.0
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		581.4(3)	690.2		436.1(4)	562.8
- STORE AREA	612.0(2)			363.6(4)		
- STORAGE AREA	0.0(0)			346.0(2)		
- SPECIAL AREA	0.0(0)			367.0(2)		
TOTAL RENTAL INCOME	582.5(3)			429.4(4)		
ELECTRICAL INCOME	0.0(0)			23.2(3)		
MISCELLANEOUS INCOME	4.0(3)			29.5(4)		
TOTAL OPERATING INCOME	586.5(3)			479.2(4)		
LABOR COST	17.7(3)			18.6(4)		
OPERATING RATIO %	76.1(3)			61.3(4)		
MANAGEMENT RATIO %	66.4(3)			43.6(4)		
AVG OFFICE VACANCY %	15.8(3)			22.5(4)		
AVG OFFICE OCCUPANCY %	84.2(3)			77.5(4)		
AVG OFFICE TENANT SQ. FT.	1592.0(3)			7361.3(4)		
AVG STORE TENANT SQ. FT.	1715.0(2)			2470.5(4)		
AVG. SQ. FT. PER EMPLOYEE	35010.0(2)			46043.9(4)		
AVG SQ. FT. PER PERSON	591.2(1)	594.2(1)	511.0	297.2(4)	276.5(4)	214.3

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1979	CHICAGO			CINCINNATI		
Total Rentable Sq. Ft. Number of Buildings	45 20,170,375	45 17,386,818	45 16,844,575	19 4,846,930	19 4,206,584	19 3,967,740
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	120.2(45)	132.1(44)	136.3	74.9(19)	84.7(19)	89.8
A2 ELECTRICAL SYSTEMS	15.5(42)	16.2(42)	16.6	11.5(19)	12.6(19)	13.3
A3C COMBINED HVAC	46.0(44)	47.4(43)	48.8	20.2(19)	22.5(19)	23.9
A5 ELEVATORS	31.7(44)	33.7(44)	34.8	15.3(19)	16.2(19)	17.2
A6A GENERAL BUILDING COSTS	63.7(45)	63.7(45)	65.7	38.1(19)	38.7(19)	41.0
A6B ADMINISTRATIVE COSTS	42.4(45)	45.9(45)	47.4	38.9(19)	46.9(19)	49.7
A7 ENERGY	117.2(45)	118.6(45)	122.4	100.7(19)	100.9(19)	107.0
TOTAL OPERATING 'A'	435.2(45)	450.3(45)	464.8	299.5(19)	322.4(19)	341.8
B1 ALTERATIONS-TENANT AREA	16.9(31)	19.7(31)	20.3	17.4(16)	25.1(16)	26.5
B3 DECORATING- TENANT AREA	10.9(34)	11.9(34)	12.2	5.4(8)	6.4(8)	6.5
TOTAL CONSTRUCTION 'B'	22.4(39)	25.2(39)	25.9	19.9(17)	27.6(17)	29.2
TOTAL OPERATING EXP.A AND B	465.2(39)	477.6(39)	489.6	304.5(17)	339.6(17)	358.4
C1 INSURANCE	12.9(41)	12.9(41)	13.3	9.3(17)	9.1(17)	9.4
C2A REAL ESTATE TAX	203.1(43)	207.5(43)	214.1	42.6(17)	41.0(17)	42.2
C2B PERSONAL PROP.TAX ETC.	0.1(3)	0.1(3)	0.1	0.3(3)	0.3(3)	0.3
# TOTAL FIXED CHARGES 'C'	215.6(43)	220.0(43)	227.0	52.0(17)	50.2(17)	51.7
# TOTAL OPERATING EXP.A+B+C	691.6(38)	703.8(38)	720.8	363.6(16)	404.8(16)	415.0
# NET INCOME - GAIN	318.6(33)	447.1(34)	461.1	255.2(15)	332.8(15)	343.0
- LOSS	474.7(5)	610.0(4)	642.7	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	7.5(27)	7.5(27)	7.7	6.0(8)	5.5(8)	5.7
AMORTIZED TENANT ALTERATIONS	27.4(18)	28.7(18)	29.6	22.1(7)	21.7(7)	22.3
## TOTAL OPERATING EXP.A+B+C	662.0(30)	668.6(30)	684.6	358.5(9)	411.5(9)	422.1
## NET INCOME - GAIN	316.8(30)	452.9(30)	461.6	235.9(10)	312.2(10)	322.1
- LOSS	101.7(2)	87.2(2)	127.7	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		858.8(39)	887.1		627.6(16)	664.9
- STORE AREA	789.4(33)			567.0(6)		
- STORAGE AREA	150.6(24)			133.8(8)		
- SPECIAL AREA	618.0(8)			0.0(0)		
TOTAL RENTAL INCOME	830.8(40)			572.1(17)		
ELECTRICAL INCOME	59.2(22)			37.9(12)		
MISCELLANEOUS INCOME	25.3(36)			21.3(13)		
TOTAL OPERATING INCOME	872.4(40)			617.7(17)		
LABOR COST	141.3(40)			55.1(14)		
OPERATING RATIO %	74.6(40)			57.5(17)		
MANAGEMENT RATIO %	50.1(40)			48.5(17)		
AVG OFFICE VACANCY %	3.1(45)			5.7(19)		
AVG OFFICE OCCUPANCY %	96.9(45)			94.3(19)		
AVG OFFICE TENANT SQ. FT.	5594.7(41)			4946.1(16)		
AVG STORE TENANT SQ. FT.	6586.7(34)			3012.3(10)		
AVG. SQ. FT. PER EMPLOYEE	10957.3(39)			21504.3(15)		
AVG SQ. FT. PER PERSON	233.7(37)	206.6(37)	201.2	225.5(14)	202.5(14)	189.0

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1979	CLEVELAND			COLUMBIA, SC ©		
Total Rentable Sq. Ft. Number of Buildings	10 3,218,645	10 2,869,104	10 2,852,536	3 610,225	3 610,225	3 599,207
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	96.6(10)	123.1(10)	123.8	41.9(2)	472.7(2)	484.0
A2 ELECTRICAL SYSTEMS	6.9(10)	7.5(10)	7.5	0.0(0)	0.0(0)	0.0
A3C COMBINED HVAC	18.3(10)	19.8(10)	19.9	1.2(3)	10.1(3)	10.3
A5 ELEVATORS	21.1(10)	22.9(10)	23.1	11.5(3)	11.5(3)	11.7
A6A GENERAL BUILDING COSTS	54.5(10)	56.0(10)	56.3	13.6(2)	13.6(2)	13.9
A6B ADMINISTRATIVE COSTS	28.6(10)	30.9(10)	31.1	18.2(3)	18.2(3)	18.5
A7 ENERGY	117.6(10)	121.8(10)	122.5	107.8(3)	107.8(3)	109.8
TOTAL OPERATING 'A'	343.6(10)	381.9(10)	384.2	181.8(3)	524.5(3)	534.2
B1 ALTERATIONS-TENANT AREA	3.8(7)	4.1(7)	4.1	0.0(0)	0.0(0)	0.0
B3 DECORATING- TENANT AREA	25.7(6)	27.4(6)	27.7	0.0(0)	0.0(0)	0.0
TOTAL CONSTRUCTION 'B'	18.6(8)	20.6(8)	20.8	0.0(0)	0.0(0)	0.0
TOTAL OPERATING EXP.A AND B	380.7(8)	414.1(8)	417.2	0.0(0)	0.0(0)	0.0
C1 INSURANCE	8.9(10)	9.3(10)	9.4	0.0(0)	0.0(0)	0.0
C2A REAL ESTATE TAX	61.1(10)	61.4(10)	61.8	73.8(2)	73.8(2)	75.9
C2B PERSONAL PROP.TAX ETC.	0.4(5)	0.4(5)	0.4	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	70.2(10)	70.9(10)	71.3	73.8(2)	73.8(2)	75.9
# TOTAL OPERATING EXP.A+B+C	445.7(8)	479.5(8)	483.1	0.0(0)	0.0(0)	0.0
# NET INCOME - GAIN	304.9(10)	354.0(10)	356.0	317.1(2)	138.8(1)	138.8
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	353.5(1)	368.2
LEASE EXPENSE	2.5(3)	2.6(3)	2.7	7.9(3)	7.9(3)	8.0
AMORTIZED TENANT ALTERATIONS	49.3(2)	49.3(2)	50.5	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	400.9(5)	436.9(5)	442.0	0.0(0)	0.0(0)	0.0
## NET INCOME - GAIN	377.0(4)	433.0(5)	438.1	310.3(2)	137.7(1)	137.7
- LOSS	6.1(1)	0.0(0)	0.0	0.0(0)	363.2(1)	378.3
RENTAL INCOME - OFFICE AREA		679.3(10)	683.2		575.2(3)	585.8
- STORE AREA	1049.5(9)			0.0(0)		
- STORAGE AREA	207.7(6)			0.0(0)		
- SPECIAL AREA	85.6(4)			0.0(0)		
TOTAL RENTAL INCOME	641.4(10)			575.2(3)		
ELECTRICAL INCOME	80.1(10)			0.0(0)		
MISCELLANEOUS INCOME	12.0(10)			0.0(0)		
TOTAL OPERATING INCOME	733.5(10)			575.2(3)		
LABOR COST	87.4(8)			0.0(0)		
OPERATING RATIO %	59.5(10)			41.6(3)		
MANAGEMENT RATIO %	48.9(10)			31.6(3)		
AVG OFFICE VACANCY %	0.6(10)			1.8(3)		
AVG OFFICE OCCUPANCY %	99.4(10)			98.2(3)		
AVG OFFICE TENANT SQ. FT.	9575.0(9)			8439.5(3)		
AVG STORE TENANT SQ. FT.	2884.7(8)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	16013.2(10)			19684.7(3)		
AVG SQ. FT. PER PERSON	307.8(8)	279.4(8)	278.6	305.1(3)	305.1(3)	299.6

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1979	COLUMBUS			DALLAS		
Total Rentable Sq. Ft. Number of Buildings	6 2,449,773	6 2,214,566	6 2,143,237	24 5,665,657	24 5,348,024	24 5,100,714
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	101.7(6)	101.5(6)	104.9	68.5(24)	66.9(24)	70.2
A2 ELECTRICAL SYSTEMS	7.7(6)	7.5(6)	7.8	7.9(15)	8.3(15)	8.7
A3C COMBINED HVAC	28.9(6)	29.3(6)	30.3	33.7(16)	34.2(16)	35.6
A5 ELEVATORS	21.1(6)	21.6(6)	22.4	17.4(16)	18.3(16)	19.1
A6A GENERAL BUILDING COSTS	62.8(6)	62.1(6)	64.2	83.7(24)	84.3(24)	88.4
A6B ADMINISTRATIVE COSTS	30.6(6)	30.7(6)	31.8	27.5(24)	25.4(24)	26.6
A7 ENERGY	120.4(6)	120.6(6)	124.6	142.1(24)	141.9(24)	148.8
TOTAL OPERATING 'A'	373.2(6)	373.5(6)	385.9	375.8(24)	373.8(24)	391.9
B1 ALTERATIONS-TENANT AREA	11.4(5)	11.9(5)	12.4	14.7(21)	15.2(21)	15.7
B3 DECORATING- TENANT AREA	9.0(2)	8.9(2)	9.1	2.7(8)	2.9(8)	3.0
TOTAL CONSTRUCTION 'B'	17.4(5)	17.7(5)	18.4	15.9(21)	16.4(21)	16.9
TOTAL OPERATING EXP.A AND B	405.1(5)	405.9(5)	421.2	409.6(21)	414.5(21)	426.8
C1 INSURANCE	8.8(6)	8.9(6)	9.2	7.7(14)	7.7(14)	8.0
C2A REAL ESTATE TAX	66.3(6)	65.3(6)	67.4	85.0(24)	84.9(24)	89.0
C2B PERSONAL PROP.TAX ETC.	0.7(2)	0.7(2)	0.7	15.4(2)	15.4(2)	15.4
# TOTAL FIXED CHARGES 'C'	75.3(6)	74.4(6)	76.9	92.2(24)	92.0(24)	96.5
# TOTAL OPERATING EXP.A+B+C	487.1(5)	487.2(5)	505.5	510.1(21)	514.5(21)	529.8
# NET INCOME - GAIN	396.6(6)	488.3(6)	504.6	256.6(16)	306.8(16)	319.9
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	0.0(0)	0.0(0)	0.0	43.7(13)	43.9(13)	45.9
AMORTIZED TENANT ALTERATIONS	24.9(3)	26.3(3)	27.4	37.7(6)	37.6(6)	38.9
## TOTAL OPERATING EXP.A+B+C	501.5(2)	501.8(2)	530.1	578.8(11)	583.8(11)	596.5
## NET INCOME - GAIN	401.3(3)	516.5(3)	539.3	266.8(11)	312.7(11)	330.2
- LOSS	0.0(0)	0.0(0)	0.0	64.4(2)	6.4(2)	6.5
RENTAL INCOME - OFFICE AREA		786.4(6)	812.6		601.2(24)	630.4
- STORE AREA	2626.8(5)			703.3(12)		
- STORAGE AREA	655.0(2)			170.4(10)		
- SPECIAL AREA	591.6(1)			33.3(2)		
TOTAL RENTAL INCOME	836.1(6)			643.3(16)		
ELECTRICAL INCOME	32.6(2)			46.7(13)		
MISCELLANEOUS INCOME	11.2(5)			43.0(12)		
TOTAL OPERATING INCOME	858.3(6)			727.4(16)		
LABOR COST	137.3(6)			30.9(13)		
OPERATING RATIO %	56.1(6)			73.6(16)		
MANAGEMENT RATIO %	45.0(6)			51.7(16)		
AVG OFFICE VACANCY %	3.2(6)			4.6(24)		
AVG OFFICE OCCUPANCY %	96.8(6)			95.4(24)		
AVG OFFICE TENANT SQ. FT.	18800.3(6)			6505.9(14)		
AVG STORE TENANT SQ. FT.	4617.8(5)			3085.3(12)		
AVG. SQ. FT. PER EMPLOYEE	7585.9(5)			14188.9(13)		
AVG SQ. FT. PER PERSON	188.4(4)	170.9(4)	166.8	237.6(22)	229.5(22)	216.8

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1979	DAYTON			DENVER		
Total Rentable Sq. Ft.	4	4	4	11	11	11
Number of Buildings	1,218,295	1,151,838	1,072,800	2,019,437	1,758,521	1,690,601
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	51.2(4)	51.9(4)	55.7	69.5(11)	70.2(11)	73.0
A2 ELECTRICAL SYSTEMS	1.9(4)	1.9(4)	2.0	14.7(10)	16.7(10)	17.4
A3C COMBINED HVAC	22.7(4)	22.9(4)	24.5	40.1(10)	45.3(10)	47.4
A5 ELEVATORS	20.7(4)	20.8(4)	22.4	16.3(11)	17.5(11)	18.2
A6A GENERAL BUILDING COSTS	74.3(4)	74.3(4)	79.7	40.8(11)	37.1(11)	38.6
A6B ADMINISTRATIVE COSTS	29.2(4)	29.5(4)	31.7	39.0(11)	42.0(11)	43.7
A7 ENERGY	138.4(4)	138.0(4)	148.2	108.2(11)	102.8(11)	106.9
TOTAL OPERATING 'A'	338.5(4)	339.2(4)	364.2	322.9(11)	324.9(11)	337.9
B1 ALTERATIONS-TENANT AREA	38.1(2)	37.8(2)	39.1	13.9(5)	16.7(5)	18.2
B3 DECORATING- TENANT AREA	1.8(1)	1.8(1)	1.8	8.3(5)	8.5(5)	8.9
TOTAL CONSTRUCTION 'B'	39.4(2)	39.1(2)	40.4	15.2(7)	17.3(7)	18.7
TOTAL OPERATING EXP.A AND B	395.5(2)	397.3(2)	410.5	400.6(7)	412.2(7)	443.8
C1 INSURANCE	5.1(4)	5.1(4)	5.5	7.3(11)	7.2(11)	7.5
C2A REAL ESTATE TAX	50.2(3)	50.0(3)	55.4	92.4(11)	87.5(11)	91.0
C2B PERSONAL PROP.TAX ETC.	0.0(0)	0.0(0)	0.0	2.0(6)	1.8(6)	2.0
# TOTAL FIXED CHARGES 'C'	40.1(4)	40.4(4)	43.4	100.7(11)	95.5(11)	99.3
# TOTAL OPERATING EXP.A+B+C	457.8(2)	459.3(2)	474.6	501.7(7)	503.4(7)	542.0
# NET INCOME - GAIN	231.3(4)	266.7(4)	286.3	555.0(11)	703.9(11)	732.2
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	8.0(1)	8.0(1)	8.5	49.6(5)	38.5(5)	39.7
AMORTIZED TENANT ALTERATIONS	0.0(0)	0.0(0)	0.0	22.0(3)	22.3(3)	24.4
## TOTAL OPERATING EXP.A+B+C	329.7(1)	339.9(1)	361.6	742.7(5)	679.6(5)	737.1
## NET INCOME - GAIN	234.3(1)	237.4(1)	252.6	503.9(7)	674.1(7)	713.4
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		586.1(4)	629.3		1037.7(11)	1079.4
- STORE AREA	888.0(4)			482.1(6)		
- STORAGE AREA	189.3(4)			360.9(7)		
- SPECIAL AREA	0.0(0)			224.5(3)		
TOTAL RENTAL INCOME	585.6(4)			958.1(11)		
ELECTRICAL INCOME	39.5(4)			26.8(2)		
MISCELLANEOUS INCOME	5.1(4)			27.8(10)		
TOTAL OPERATING INCOME	630.3(4)			987.2(11)		
LABOR COST	38.9(4)			58.7(6)		
OPERATING RATIO %	63.5(4)			44.9(11)		
MANAGEMENT RATIO %	56.9(4)			33.6(11)		
AVG OFFICE VACANCY %	6.9(4)			3.9(11)		
AVG OFFICE OCCUPANCY %	93.1(4)			96.1(11)		
AVG OFFICE TENANT SQ. FT.	3845.2(4)			3686.7(9)		
AVG STORE TENANT SQ. FT.	2425.5(4)			2408.6(7)		
AVG. SQ. FT. PER EMPLOYEE	33749.0(3)			14406.7(7)		
AVG SQ. FT. PER PERSON	151.7(2)	147.7(2)	142.9	186.2(11)	165.2(11)	158.8

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1979	DES MOINES			DETROIT		
Total Rentable Sq. Ft. Number of Buildings	11 1,362,093	11 1,179,647	11 1,157,129	5 1,675,606	5 1,563,579	5 1,450,851
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	80.1(10)	83.1(10)	84.8	108.5(5)	123.7(5)	133.3
A2 ELECTRICAL SYSTEMS	10.4(9)	10.3(9)	10.5	16.4(5)	15.9(5)	17.1
A3C COMBINED HVAC	28.0(9)	28.0(9)	28.6	17.0(5)	16.6(5)	17.9
A5 ELEVATORS	15.6(9)	16.0(9)	16.3	24.6(5)	24.4(5)	26.3
A6A GENERAL BUILDING COSTS	62.0(10)	60.9(10)	62.1	44.2(5)	42.9(5)	46.2
A6B ADMINISTRATIVE COSTS	22.3(11)	22.8(11)	23.3	39.5(4)	38.6(4)	42.5
A7 ENERGY	102.7(11)	102.0(11)	103.9	157.7(5)	157.8(5)	170.1
TOTAL OPERATING 'A'	308.0(11)	308.9(11)	314.9	399.3(5)	411.3(5)	443.2
B1 ALTERATIONS-TENANT AREA	121.0(10)	140.4(10)	142.9	22.6(5)	22.3(5)	24.1
B3 DECORATING- TENANT AREA	9.3(8)	9.4(8)	9.5	8.4(5)	8.3(5)	8.9
TOTAL CONSTRUCTION 'B'	128.8(10)	148.2(10)	150.8	31.0(5)	30.6(5)	33.0
TOTAL OPERATING EXP.A AND B	428.0(10)	448.1(10)	456.0	430.3(5)	441.9(5)	476.2
C1 INSURANCE	7.7(11)	7.6(11)	7.8	8.0(3)	8.0(3)	9.4
C2A REAL ESTATE TAX	93.4(11)	93.2(11)	95.0	123.2(5)	124.7(5)	134.4
C2B PERSONAL PROP.TAX ETC.	7.0(5)	6.2(5)	6.4	1.7(2)	1.7(2)	1.9
# TOTAL FIXED CHARGES 'C'	103.0(11)	102.6(11)	104.6	128.0(5)	129.3(5)	139.4
# TOTAL OPERATING EXP.A+B+C	532.1(10)	551.7(10)	561.4	558.3(5)	571.2(5)	615.6
# NET INCOME - GAIN	153.3(6)	269.8(5)	275.6	257.8(4)	297.8(4)	328.3
- LOSS	883.7(3)	482.7(4)	502.6	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	0.0(0)	0.0(0)	0.0	3.5(2)	3.5(2)	4.8
AMORTIZED TENANT ALTERATIONS	25.0(6)	24.2(6)	24.9	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	435.2(6)	465.0(6)	479.8	460.0(2)	459.1(2)	630.3
## NET INCOME - GAIN	158.1(5)	310.7(4)	317.6	190.7(2)	269.0(2)	369.3
- LOSS	126.9(1)	37.3(2)	39.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		479.6(9)	493.6		742.2(4)	818.0
- STORE AREA	760.5(6)			723.8(3)		
- STORAGE AREA	50.1(2)			192.4(3)		
- SPECIAL AREA	88.1(1)			0.0(0)		
TOTAL RENTAL INCOME	484.4(9)			720.6(4)		
ELECTRICAL INCOME	32.3(5)			51.2(4)		
MISCELLANEOUS INCOME	14.2(6)			3.1(4)		
TOTAL OPERATING INCOME	515.2(9)			774.9(4)		
LABOR COST	87.5(5)			178.1(3)		
OPERATING RATIO %	117.0(9)			66.9(4)		
MANAGEMENT RATIO %	94.9(9)			52.5(4)		
AVG OFFICE VACANCY %	1.9(11)			7.2(5)		
AVG OFFICE OCCUPANCY %	98.1(11)			92.8(5)		
AVG OFFICE TENANT SQ. FT.	5780.6(9)			11051.7(3)		
AVG STORE TENANT SQ. FT.	3931.3(6)			2033.2(8)		
AVG. SQ. FT. PER EMPLOYEE	15088.3(7)			9142.7(4)		
AVG SQ. FT./ PER PERSON	211.9(9)	188.5(9)	185.5	172.2(2)	165.5(2)	164.1

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1979	DULUTH			EL PASO		
Total Rentable Sq. Ft. Number of Buildings	4 341,178	4 260,817	4 250,471	3 515,663	3 497,616	3 480,751
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	94.2(4)	99.0(4)	103.1	84.9(3)	95.1(3)	98.5
A2 ELECTRICAL SYSTEMS	14.3(4)	16.2(4)	16.9	18.7(2)	19.0(2)	19.0
A3C COMBINED HVAC	23.1(4)	36.6(4)	38.1	58.1(2)	58.9(2)	58.9
A5 ELEVATORS	14.3(4)	14.4(4)	15.0	13.0(3)	13.4(3)	13.9
A6A GENERAL BUILDING COSTS	55.4(4)	61.0(4)	63.5	112.4(3)	114.2(3)	118.2
A6B ADMINISTRATIVE COSTS	46.3(4)	47.8(4)	49.8	284.2(3)	294.5(3)	304.8
A7 ENERGY	97.8(4)	100.6(4)	104.7	127.6(3)	127.5(3)	131.9
TOTAL OPERATING 'A'	345.4(4)	375.6(4)	391.2	660.8(3)	684.9(3)	708.9
B1 ALTERATIONS-TENANT AREA	57.4(4)	68.0(4)	70.8	2.6(1)	0.0(1)	0.0
B3 DECORATING- TENANT AREA	16.6(3)	16.8(3)	17.7	0.0(0)	0.0(0)	0.0
TOTAL CONSTRUCTION 'B'	69.7(4)	79.6(4)	82.9	2.6(1)	0.0(1)	0.0
TOTAL OPERATING EXP.A AND B	415.2(4)	455.2(4)	474.0	298.2(1)	313.2(1)	336.7
C1 INSURANCE	4.8(3)	4.8(3)	5.0	9.0(3)	9.1(3)	9.4
C2A REAL ESTATE TAX	49.8(4)	47.5(4)	49.4	67.0(3)	66.7(3)	69.1
C2B PERSONAL PROP.TAX ETC.	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	53.3(4)	50.7(4)	52.8	76.0(3)	75.8(3)	78.5
# TOTAL OPERATING EXP.A+B+C	468.5(4)	506.0(4)	526.9	378.8(1)	397.7(1)	427.6
# NET INCOME - GAIN	163.9(3)	363.5(3)	382.0	550.0(3)	574.1(3)	594.3
- LOSS	175.2(1)	134.0(1)	136.8	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	0.0(0)	0.0(0)	0.0	12.1(1)	12.1(1)	13.0
AMORTIZED TENANT ALTERATIONS	34.7(3)	35.0(3)	36.8	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	395.2(3)	414.5(3)	435.7	390.9(1)	409.8(1)	440.7
## NET INCOME - GAIN	129.2(3)	328.4(3)	345.2	308.3(1)	332.0(1)	357.0
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		664.4(2)	672.1		1329.0(3)	1375.7
- STORE AREA	0.0(0)			1166.4(1)		
- STORAGE AREA	43.0(1)			101.9(1)		
- SPECIAL AREA	0.0(0)			0.0(0)		
TOTAL RENTAL INCOME	500.4(4)			1288.1(3)		
ELECTRICAL INCOME	57.7(3)			0.0(0)		
MISCELLANEOUS INCOME	3.8(3)			0.0(0)		
TOTAL OPERATING INCOME	546.3(4)			1288.1(3)		
LABOR COST	286.3(1)			45.1(1)		
OPERATING RATIO %	90.5(4)			57.8(3)		
MANAGEMENT RATIO %	76.0(4)			51.4(3)		
AVG OFFICE VACANCY %	4.0(4)			3.8(3)		
AVG OFFICE OCCUPANCY %	96.0(4)			96.6(3)		
AVG OFFICE TENANT SQ. FT.	1715.6(4)			14003.0(1)		
AVG STORE TENANT SQ. FT.	3884.3(2)			81.0(1)		
AVG. SQ. FT. PER EMPLOYEE	8661.0(1)			25558.8(1)		
AVG SQ. FT. PER PERSON	329.6(4)	320.0(4)	307.3	300.3(2)	293.3(2)	277.4

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1979	FT. WORTH			HARTFORD ©		
Total Rentable Sq. Ft.	9	9	9	11	11	11
Number of Buildings	2,256,822	1,533,856	1,201,384	4,110,717	3,713,047	3,697,088
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	50.5(9)	66.0(9)	84.2	121.3(11)	120.7(11)	121.2
A2 ELECTRICAL SYSTEMS	11.5(8)	16.4(8)	21.1	21.3(11)	20.1(11)	20.2
A3C COMBINED HVAC	23.8(6)	31.2(6)	33.4	24.7(11)	23.8(11)	23.9
A5 ELEVATORS	12.5(9)	16.7(9)	21.4	22.9(11)	23.2(11)	23.3
A6A GENERAL BUILDING COSTS	83.5(9)	76.1(9)	97.2	107.8(11)	101.5(11)	102.0
A6B ADMINISTRATIVE COSTS	19.7(9)	26.0(9)	33.1	24.2(11)	23.7(11)	23.8
A7 ENERGY	84.2(9)	77.6(9)	99.1	186.8(11)	183.8(11)	184.5
TOTAL OPERATING 'A'	273.4(9)	295.7(9)	377.5	509.1(11)	496.7(11)	498.8
B1 ALTERATIONS-TENANT AREA	13.6(7)	16.2(7)	17.4	10.8(9)	10.9(9)	10.9
B3 DECORATING- TENANT AREA	12.7(6)	20.0(6)	21.0	7.3(7)	7.4(7)	7.4
TOTAL CONSTRUCTION 'B'	25.4(7)	34.5(7)	37.0	16.2(9)	16.4(9)	16.4
TOTAL OPERATING EXP.A AND B	276.8(7)	327.2(7)	350.9	452.2(9)	452.8(9)	453.7
C1 INSURANCE	6.3(9)	6.6(9)	8.4	11.9(11)	11.9(11)	11.9
C2A REAL ESTATE TAX	31.5(6)	35.1(6)	46.0	245.1(11)	238.3(11)	239.3
C2B PERSONAL PROP.TAX ETC.	58.6(5)	59.1(5)	94.3	45.3(4)	42.1(4)	42.1
# TOTAL FIXED CHARGES 'C'	69.3(9)	66.3(9)	84.6	276.9(11)	267.6(11)	268.7
# TOTAL OPERATING EXP.A+B+C	331.8(7)	381.3(7)	408.9	701.3(9)	701.2(9)	702.6
# NET INCOME - GAIN	145.0(9)	354.6(9)	452.7	404.5(10)	464.7(10)	467.3
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	1.9(1)	1.9(1)	2.4	23.1(3)	23.1(3)	23.3
AMORTIZED TENANT ALTERATIONS	21.6(6)	22.0(6)	29.7	31.4(3)	31.4(3)	31.8
## TOTAL OPERATING EXP.A+B+C	346.4(4)	402.4(4)	439.4	685.4(2)	684.4(2)	687.0
## NET INCOME - GAIN	117.7(6)	353.8(6)	478.0	325.5(3)	327.5(3)	331.5
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		548.8(9)	700.7		1058.6(10)	1064.7
- STORE AREA	287.5(4)			1106.4(2)		
- STORAGE AREA	384.3(5)			391.2(7)		
- SPECIAL AREA	468.3(4)			166.9(6)		
TOTAL RENTAL INCOME	487.2(9)			1040.3(10)		
ELECTRICAL INCOME	23.3(6)			0.0(0)		
MISCELLANEOUS INCOME	6.1(5)			4.3(2)		
TOTAL OPERATING INCOME	501.5(9)			1040.8(10)		
LABOR COST	84.6(9)			160.5(10)		
OPERATING RATIO %	74.7(9)			63.1(10)		
MANAGEMENT RATIO %	57.3(9)			40.3(10)		
AVG OFFICE VACANCY %	21.7(9)			0.4(11)		
AVG OFFICE OCCUPANCY %	78.3(9)			99.6(11)		
AVG OFFICE TENANT SQ. FT.	4416.9(9)			15935.7(11)		
AVG STORE TENANT SQ. FT.	1957.1(2)			1440.0(2)		
AVG. SQ. FT. PER EMPLOYEE	10448.3(9)			10672.4(10)		
AVG SQ. FT. PER PERSON	350.5(9)	284.8(9)	223.1	178.5(11)	161.6(11)	161.0

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1979	HONOLULU			HOUSTON ©		
Total Rentable Sq. Ft. Number of Buildings	23 2,927,157	23 2,381,219	23 2,364,122	14 5,844,604	14 5,392,746	14 5,347,814
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	65.8(23)	78.0(23)	78.6	66.8(14)	68.6(14)	69.2
A2 ELECTRICAL SYSTEMS	6.1(18)	7.2(18)	7.3	8.7(14)	9.1(14)	9.2
A3C COMBINED HVAC	11.3(18)	12.3(18)	12.4	21.8(14)	22.7(14)	22.9
A5 ELEVATORS	18.1(20)	19.7(20)	19.8	17.2(14)	14.9(14)	15.0
A6A GENERAL BUILDING COSTS	57.9(23)	54.8(23)	55.2	50.0(14)	49.8(14)	50.2
A6B ADMINISTRATIVE COSTS	45.4(21)	48.5(21)	48.7	32.9(14)	33.5(14)	33.7
A7 ENERGY	134.0(23)	135.8(23)	136.8	124.5(14)	125.5(14)	126.6
TOTAL OPERATING 'A'	332.5(23)	351.2(23)	353.8	321.9(14)	324.1(14)	326.9
B1 ALTERATIONS-TENANT AREA	23.6(7)	8.8(7)	9.0	10.6(14)	9.0(14)	9.0
B3 DECORATING- TENANT AREA	27.8(5)	42.5(5)	43.1	4.3(9)	4.2(9)	4.2
TOTAL CONSTRUCTION 'B'	35.2(9)	33.0(9)	33.5	12.7(14)	11.1(14)	11.2
TOTAL OPERATING EXP.A AND B	331.1(9)	360.8(9)	366.6	334.6(14)	335.2(14)	338.0
C1 INSURANCE	11.6(23)	11.5(23)	11.6	6.5(14)	6.5(14)	6.6
C2A REAL ESTATE TAX	53.2(23)	53.6(23)	54.0	86.4(14)	87.1(14)	87.9
C2B PERSONAL PROP.TAX ETC.	27.7(5)	27.1(5)	27.4	3.0(3)	3.1(3)	3.1
# TOTAL FIXED CHARGES 'C'	69.9(23)	69.9(23)	70.4	94.1(14)	94.9(14)	95.7
# TOTAL OPERATING EXP.A+B+C	403.3(9)	437.6(9)	444.7	428.6(14)	430.1(14)	433.7
# NET INCOME - GAIN	536.7(17)	748.1(17)	752.7	365.9(14)	431.0(14)	434.6
- LOSS	169.5(5)	148.4(5)	150.1	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	6.5(14)	6.8(14)	6.8	14.8(11)	14.8(11)	14.9
AMORTIZED TENANT ALTERATIONS	12.8(8)	14.7(8)	14.9	15.2(3)	15.4(3)	15.6
## TOTAL OPERATING EXP.A+B+C	411.7(8)	449.6(8)	457.5	424.1(12)	419.2(12)	421.4
## NET INCOME - GAIN	518.8(14)	735.4(14)	740.2	356.9(12)	411.7(12)	413.8
- LOSS	267.2(2)	271.6(2)	282.6	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		875.7(16)	883.5		745.7(14)	752.0
- STORE AREA	1022.4(13)			772.5(13)		
- STORAGE AREA	265.3(9)			156.6(3)		
- SPECIAL AREA	1.5(1)			1911.5(3)		
TOTAL RENTAL INCOME	752.2(22)			762.6(14)		
ELECTRICAL INCOME	41.7(6)			31.6(13)		
MISCELLANEOUS INCOME	52.0(16)			4.5(13)		
TOTAL OPERATING INCOME	790.0(22)			794.5(14)		
LABOR COST	21.4(7)			30.5(13)		
OPERATING RATIO %	53.9(22)			55.7(14)		
MANAGEMENT RATIO %	43.8(22)			42.1(14)		
AVG OFFICE VACANCY %	0.7(23)			0.8(14)		
AVG OFFICE OCCUPANCY %	99.3(23)			99.2(14)		
AVG OFFICE TENANT SQ. FT.	2438.6(19)			7427.5(14)		
AVG STORE TENANT SQ. FT.	1054.4(13)			5568.4(13)		
AVG. SQ. FT. PER EMPLOYEE	8325.9(8)			43060.0(13)		
AVG SQ. FT. PER PERSON	211.7(17)	177.1(17)	175.4	246.0(14)	234.5(14)	232.6

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1979	INDIANAPOLIS			JACKSONVILLE		
Total Rentable Sq. Ft.	15	15	15	12	12	12
Number of Buildings	2,215,338	2,102,844	2,042,490	1,121,455	928,687	907,288
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	82.2(15)	85.9(15)	88.4	69.3(12)	73.6(12)	75.3
A2 ELECTRICAL SYSTEMS	7.2(15)	7.6(15)	7.8	35.9(12)	34.5(12)	35.3
A3C COMBINED HVAC	27.3(15)	28.4(15)	29.2	34.6(4)	37.9(4)	38.6
A5 ELEVATORS	21.4(15)	22.3(15)	23.0	17.2(12)	18.2(12)	18.6
A6A GENERAL BUILDING COSTS	78.2(15)	78.2(15)	80.5	90.8(12)	90.6(12)	92.7
A6B ADMINISTRATIVE COSTS	28.3(14)	29.4(14)	30.3	74.6(11)	82.0(11)	85.5
A7 ENERGY	121.4(15)	122.5(15)	126.1	151.0(4)	150.4(4)	153.4
TOTAL OPERATING 'A'	364.6(15)	372.9(15)	383.9	406.9(12)	419.5(12)	429.4
B1 ALTERATIONS-TENANT AREA	10.4(5)	10.3(5)	10.8	16.6(11)	16.9(11)	17.1
B3 DECORATING- TENANT AREA	3.5(10)	3.5(10)	3.6	7.8(9)	8.3(9)	8.4
TOTAL CONSTRUCTION 'B'	5.4(11)	5.3(11)	5.5	22.4(11)	23.5(11)	23.8
TOTAL OPERATING EXP.A AND B	372.7(11)	375.9(11)	386.3	409.3(11)	421.0(11)	425.8
C1 INSURANCE	11.3(13)	11.2(13)	11.5	5.7(12)	6.2(12)	6.4
C2A REAL ESTATE TAX	67.2(14)	68.3(14)	70.2	70.0(12)	73.2(12)	74.9
C2B PERSONAL PROP.TAX ETC.	25.9(3)	26.6(3)	27.9	5.1(8)	5.1(8)	5.3
# TOTAL FIXED CHARGES 'C'	78.2(15)	79.4(15)	81.7	76.8(12)	80.3(12)	82.2
# TOTAL OPERATING EXP.A+B+C	457.8(11)	461.3(11)	474.1	475.9(11)	489.8(11)	495.3
# NET INCOME - GAIN	308.5(15)	339.4(15)	349.4	54.9(11)	184.5(11)	186.6
- LOSS	0.0(0)	0.0(0)	0.0	219.5(1)	217.5(1)	231.3
LEASE EXPENSE	2.6(4)	2.6(4)	2.8	7.9(9)	8.7(9)	9.2
AMORTIZED TENANT ALTERATIONS	74.2(1)	74.2(1)	76.5	58.0(11)	53.8(11)	56.0
## TOTAL OPERATING EXP.A+B+C	439.3(3)	440.7(3)	469.9	486.4(10)	475.4(10)	487.9
## NET INCOME - GAIN	253.3(5)	333.2(5)	348.9	46.4(8)	273.3(10)	280.5
- LOSS	0.0(0)	0.0(0)	0.0	156.1(3)	292.8(1)	311.5
RENTAL INCOME - OFFICE AREA		762.8(15)	785.3		509.8(12)	521.8
- STORE AREA	766.8(9)			718.8(2)		
- STORAGE AREA	118.7(6)			185.7(9)		
- SPECIAL AREA	0.0(0)			498.9(3)		
TOTAL RENTAL INCOME	745.1(15)			498.2(12)		
ELECTRICAL INCOME	2.9(2)			3.6(1)		
MISCELLANEOUS INCOME	10.9(14)			1.5(3)		
TOTAL OPERATING INCOME	755.8(15)			500.5(12)		
LABOR COST	73.0(14)			79.6(3)		
OPERATING RATIO %	59.6(15)			107.4(12)		
MANAGEMENT RATIO %	48.8(15)			84.9(12)		
AVG OFFICE VACANCY %	2.9(15)			2.3(12)		
AVG OFFICE OCCUPANCY %	97.1(15)			97.7(12)		
AVG OFFICE TENANT SQ. FT.	4663.3(13)			7754.6(12)		
AVG STORE TENANT SQ. FT.	1551.1(8)			2967.4(2)		
AVG. SQ. FT. PER EMPLOYEE	12856.9(14)			8215.2(4)		
AVG SQ. FT. PER PERSON	321.3(2)	315.9(2)	314.9	258.6(12)	221.0(12)	215.9

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1979	KANSAS CITY			LOS ANGELES		
Total Rentable Sq. Ft. Number of Buildings	6 1,020,666	6 893,019	6 766,097	23 8,562,385	23 7,538,030	23 7,324,659
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	112.6(6)	119.1(6)	138.8	94.0(23)	98.3(23)	101.1
A2 ELECTRICAL SYSTEMS	10.9(2)	11.4(2)	11.7	11.2(23)	11.5(23)	11.9
A3C COMBINED HVAC	47.3(6)	50.0(6)	58.3	33.8(23)	34.7(23)	35.7
A5 ELEVATORS	27.8(6)	28.1(6)	32.7	23.4(23)	24.1(23)	24.8
A6A GENERAL BUILDING COSTS	51.8(6)	53.0(6)	61.7	61.6(23)	62.1(23)	63.9
A6B ADMINISTRATIVE COSTS	43.9(6)	45.9(6)	53.6	31.8(21)	32.8(21)	33.7
A7 ENERGY	126.3(6)	126.1(6)	147.0	120.5(23)	119.9(23)	123.4
TOTAL OPERATING 'A'	415.1(6)	427.9(6)	498.8	375.8(23)	381.1(23)	392.2
B1 ALTERATIONS-TENANT AREA	5.0(1)	6.6(1)	6.8	22.0(15)	23.3(15)	24.4
B3 DECORATING- TENANT AREA	2.9(5)	3.2(5)	4.1	2.9(7)	2.8(7)	2.8
TOTAL CONSTRUCTION 'B'	3.9(5)	4.3(5)	5.5	15.8(18)	16.7(18)	17.2
TOTAL OPERATING EXP.A AND B	381.6(5)	391.0(5)	504.1	382.1(18)	390.2(18)	402.2
C1 INSURANCE	11.5(6)	11.5(6)	13.4	11.3(23)	11.3(23)	11.6
C2A REAL ESTATE TAX	41.1(6)	42.2(6)	49.2	66.8(23)	67.3(23)	69.3
C2B PERSONAL PROP.TAX ETC.	0.4(5)	0.4(5)	0.6	2.1(15)	2.0(15)	2.1
# TOTAL FIXED CHARGES 'C'	52.8(6)	53.9(6)	62.9	79.5(23)	79.9(23)	82.3
# TOTAL OPERATING EXP.A+B+C	420.0(5)	429.3(5)	553.5	462.8(18)	471.3(18)	485.7
# NET INCOME - GAIN	212.5(6)	296.2(6)	345.2	504.4(17)	579.6(18)	597.4
- LOSS	0.0(0)	0.0(0)	0.0	78.2(2)	246.4(1)	248.9
LEASE EXPENSE	3.8(5)	3.9(5)	5.1	8.5(14)	8.5(14)	8.8
AMORTIZED TENANT ALTERATIONS	20.5(6)	19.8(6)	23.0	42.2(10)	40.1(10)	41.5
## TOTAL OPERATING EXP.A+B+C	450.9(5)	460.0(5)	593.0	499.8(15)	503.2(15)	518.0
## NET INCOME - GAIN	189.6(6)	274.1(6)	319.5	461.3(15)	585.5(15)	602.7
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		719.1(6)	838.3		839.3(23)	863.8
- STORE AREA	585.5(5)			1078.8(11)		
- STORAGE AREA	213.7(2)			403.3(10)		
- SPECIAL AREA	323.5(4)			447.9(7)		
TOTAL RENTAL INCOME	682.5(6)			861.3(19)		
ELECTRICAL INCOME	0.0(0)			11.3(4)		
MISCELLANEOUS INCOME	0.7(5)			62.1(15)		
TOTAL OPERATING INCOME	682.9(6)			920.1(19)		
LABOR COST	132.2(6)			41.1(19)		
OPERATING RATIO %	72.2(6)			53.6(19)		
MANAGEMENT RATIO %	61.1(6)			41.4(19)		
AVG OFFICE VACANCY %	14.2(6)			2.8(23)		
AVG OFFICE OCCUPANCY %	85.8(6)			97.2(23)		
AVG OFFICE TENANT SQ. FT.	2598.3(5)			5854.2(23)		
AVG STORE TENANT SQ. FT.	4524.5(3)			3294.1(11)		
AVG. SQ. FT. PER EMPLOYEE	10858.1(6)			46778.2(19)		
AVG SQ. FT. PER PERSON	151.5(5)	138.0(5)	117.4	275.2(21)	252.7(21)	246.2

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1979	LOUISVILLE			MIAMI ©		
Total Rentable Sq. Ft. Number of Buildings	3 1,125,067	3 1,018,312	3 983,915	6 947,938	6 876,979	6 813,719
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	66.4(3)	69.0(3)	71.4	50.0(6)	49.6(6)	53.4
A2 ELECTRICAL SYSTEMS	3.0(3)	0.9(3)	1.0	22.7(5)	11.6(5)	12.4
A3C COMBINED HVAC	27.1(3)	27.8(3)	28.8	10.0(5)	10.4(5)	11.3
A5 ELEVATORS	15.2(3)	15.8(3)	16.4	16.4(6)	16.1(6)	17.3
A6A GENERAL BUILDING COSTS	57.9(3)	56.7(3)	58.7	67.0(6)	66.7(6)	71.9
A6B ADMINISTRATIVE COSTS	19.9(3)	20.1(3)	20.8	28.1(6)	26.0(6)	28.0
A7 ENERGY	122.3(3)	122.5(3)	126.7	122.7(6)	122.7(6)	132.3
TOTAL OPERATING 'A'	311.9(3)	312.9(3)	323.8	313.8(6)	301.0(6)	324.4
B1 ALTERATIONS-TENANT AREA	8.8(1)	9.5(1)	10.3	26.8(4)	25.1(4)	27.0
B3 DECORATING- TENANT AREA	32.5(1)	35.1(1)	38.2	6.4(2)	6.4(2)	6.4
TOTAL CONSTRUCTION 'B'	41.3(1)	44.6(1)	48.5	29.9(5)	28.5(5)	30.7
TOTAL OPERATING EXP.A AND B	325.4(1)	330.0(1)	358.7	349.5(5)	335.1(5)	361.6
C1 INSURANCE	8.9(3)	8.9(3)	9.2	16.5(5)	16.5(5)	17.9
C2A REAL ESTATE TAX	45.6(3)	45.3(3)	46.8	143.1(5)	142.8(5)	154.9
C2B PERSONAL PROP.TAX ETC.	0.5(2)	0.5(2)	0.6	3.1(3)	3.1(3)	3.1
# TOTAL FIXED CHARGES 'C'	55.0(3)	54.7(3)	56.6	160.2(5)	159.9(5)	173.4
# TOTAL OPERATING EXP.A+B+C	357.3(1)	361.9(1)	393.4	488.1(4)	472.3(4)	513.2
# NET INCOME - GAIN	330.4(3)	402.9(3)	417.0	412.2(4)	500.4(4)	541.1
- LOSS	0.0(0)	0.0(0)	0.0	70.2(1)	27.9(1)	31.0
LEASE EXPENSE	0.2(1)	0.2(1)	0.2	43.8(3)	43.4(3)	47.1
AMORTIZED TENANT ALTERATIONS	70.5(2)	70.4(2)	73.1	134.8(1)	134.8(1)	148.1
## TOTAL OPERATING EXP.A+B+C	420.3(1)	424.9(1)	461.8	627.0(2)	608.1(2)	660.6
## NET INCOME - GAIN	368.8(1)	444.3(1)	453.3	260.5(3)	346.1(3)	375.3
- LOSS	28.2(1)	0.9(1)	0.9	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		679.7(3)	703.5		780.7(6)	841.4
- STORE AREA	566.1(2)			940.5(3)		
- STORAGE AREA	524.1(2)			0.0(0)		
- SPECIAL AREA	345.4(1)			102.6(1)		
TOTAL RENTAL INCOME	663.2(3)			765.2(6)		
ELECTRICAL INCOME	45.6(2)			0.3(1)		
MISCELLANEOUS INCOME	3.4(2)			88.9(3)		
TOTAL OPERATING INCOME	707.7(3)			830.9(6)		
LABOR COST	103.7(2)			34.7(5)		
OPERATING RATIO %	62.4(3)			73.9(6)		
MANAGEMENT RATIO %	45.5(3)			41.2(6)		
AVG OFFICE VACANCY %	3.4(3)			7.2(6)		
AVG OFFICE OCCUPANCY %	96.6(3)			92.8(6)		
AVG OFFICE TENANT SQ. FT.	8630.8(3)			3307.5(5)		
AVG STORE TENANT SQ. FT.	4679.9(2)			3030.0(1)		
AVG. SQ. FT. PER EMPLOYEE	5434.8(1)			11560.2(6)		
AVG SQ. FT. PER PERSON	310.8(2)	284.2(2)	266.9	196.8(4)	189.5(4)	176.0

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1979	MILWAUKEE			MINNEAPOLIS ©		
Total Rentable Sq. Ft. Number of Buildings	14 3,475,057	14 3,016,499	14 2,865,901	23 5,416,758	23 4,577,250	23 4,535,770
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	69.7(13)	78.4(13)	82.5	77.1(23)	87.2(23)	88.0
A2 ELECTRICAL SYSTEMS	6.6(12)	5.5(12)	5.8	6.9(22)	7.0(22)	7.0
A3C COMBINED HVAC	20.7(13)	21.2(13)	22.3	24.1(23)	25.6(23)	25.8
A5 ELEVATORS	18.3(13)	19.8(13)	20.9	16.1(23)	17.2(23)	17.4
A6A GENERAL BUILDING COSTS	57.2(13)	58.5(13)	61.6	69.3(23)	68.7(23)	69.4
A6B ADMINISTRATIVE COSTS	44.0(12)	46.4(12)	48.9	41.5(22)	42.6(22)	43.0
A7 ENERGY	84.7(13)	85.5(13)	90.0	126.0(23)	126.0(23)	127.1
TOTAL OPERATING 'A'	299.2(13)	313.4(13)	330.0	359.4(23)	372.6(23)	376.1
B1 ALTERATIONS-TENANT AREA	10.0(9)	8.5(9)	9.0	6.7(8)	7.6(8)	7.6
B3 DECORATING- TENANT AREA	3.0(9)	3.2(9)	3.4	4.9(18)	5.4(18)	5.5
TOTAL CONSTRUCTION 'B'	12.9(12)	9.2(12)	9.7	8.4(21)	9.3(21)	9.3
TOTAL OPERATING EXP.A AND B	311.0(12)	321.2(12)	338.8	368.5(21)	383.2(21)	386.7
C1 INSURANCE	8.9(10)	9.2(10)	9.6	10.9(23)	10.8(23)	10.9
C2A REAL ESTATE TAX	122.1(13)	129.3(13)	136.1	163.5(23)	161.0(23)	162.5
C2B PERSONAL PROP.TAX ETC.	0.6(6)	0.6(6)	0.6	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	130.3(13)	137.8(13)	145.1	174.5(23)	171.8(23)	173.4
# TOTAL OPERATING EXP.A+B+C	404.3(12)	420.3(12)	443.3	543.5(21)	555.7(21)	560.8
# NET INCOME - GAIN	202.6(12)	280.9(12)	296.2	405.8(21)	567.5(21)	573.1
- LOSS	0.0(0)	0.0(0)	0.0	585.9(2)	602.7(2)	602.7
LEASE EXPENSE	7.3(7)	7.8(7)	8.1	24.2(4)	23.1(4)	23.9
AMORTIZED TENANT ALTERATIONS	23.3(6)	22.4(6)	23.7	48.2(11)	51.1(11)	52.0
## TOTAL OPERATING EXP.A+B+C	423.9(9)	444.8(9)	463.7	621.6(12)	630.7(12)	645.2
## NET INCOME - GAIN	191.0(9)	263.3(9)	274.5	422.7(9)	584.6(10)	594.9
- LOSS	0.0(0)	0.0(0)	0.0	227.8(3)	340.4(2)	343.3
RENTAL INCOME - OFFICE AREA		618.8(12)	653.4		908.2(21)	917.2
- STORE AREA	437.6(7)			990.1(19)		
- STORAGE AREA	21.9(1)			258.6(12)		
- SPECIAL AREA	24.9(3)			380.8(5)		
TOTAL RENTAL INCOME	558.8(13)			830.7(23)		
ELECTRICAL INCOME	33.6(8)			34.5(16)		
MISCELLANEOUS INCOME	20.7(9)			18.9(20)		
TOTAL OPERATING INCOME	603.4(13)			876.1(23)		
LABOR COST	107.9(8)			75.0(20)		
OPERATING RATIO %	69.2(12)			64.8(23)		
MANAGEMENT RATIO %	51.2(12)			41.9(23)		
AVG OFFICE VACANCY %	5.0(14)			0.9(23)		
AVG OFFICE OCCUPANCY %	95.0(14)			99.1(23)		
AVG OFFICE TENANT SQ. FT.	4751.1(13)			4115.6(22)		
AVG STORE TENANT SQ. FT.	2556.0(10)			3480.7(20)		
AVG. SQ. FT. PER EMPLOYEE	8646.1(10)			17329.3(22)		
AVG SQ. FT. PER PERSON	263.4(14)	238.9(14)	226.9	160.9(11)	154.0(11)	153.8

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1979	NASHVILLE			NEW ORLEANS		
Total Rentable Sq. Ft. Number of Buildings	5 1,450,704	5 1,360,022	5 1,236,714	3 709,749	3 582,208	3 578,667
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	69.7(5)	72.8(5)	80.0	51.2(3)	15.9(3)	16.0
A2 ELECTRICAL SYSTEMS	8.9(5)	9.3(5)	10.2	9.9(3)	10.5(3)	10.5
A3C COMBINED HVAC	24.7(5)	25.4(5)	28.0	10.5(2)	12.4(2)	12.5
A5 ELEVATORS	16.3(5)	16.9(5)	18.6	14.7(3)	17.4(3)	17.5
A6A GENERAL BUILDING COSTS	58.5(5)	58.8(5)	64.6	26.7(3)	27.5(3)	27.7
A6B ADMINISTRATIVE COSTS.	35.6(5)	37.2(5)	40.9	31.2(3)	36.8(3)	37.1
A7 ENERGY	134.1(5)	135.3(5)	148.8	123.5(2)	122.6(2)	123.4
TOTAL OPERATING 'A'	347.7(5)	355.6(5)	391.1	263.4(3)	240.3(3)	241.8
B1 ALTERATIONS-TENANT AREA	17.3(3)	17.6(3)	18.7	17.3(1)	17.3(1)	18.0
B3 DECORATING- TENANT AREA	6.0(3)	6.2(3)	8.1	4.6(1)	5.7(1)	5.7
TOTAL CONSTRUCTION 'B'	18.5(4)	18.9(4)	20.2	6.5(2)	7.6(2)	7.6
TOTAL OPERATING EXP.A AND B	406.1(4)	416.2(4)	444.6	258.3(2)	233.3(2)	234.8
C1 INSURANCE	7.1(5)	7.2(5)	7.9	15.2(3)	15.4(3)	15.4
C2A REAL ESTATE TAX	115.4(5)	116.8(5)	128.4	15.3(1)	15.3(1)	16.0
C2B PERSONAL PROP.TAX ETC.	57.0(2)	57.6(2)	61.5	0.0(2)	0.0(2)	0.0
# TOTAL FIXED CHARGES 'C'	170.1(5)	172.0(5)	189.1	17.4(3)	17.7(3)	17.8
# TOTAL OPERATING EXP.A+B+C	616.6(4)	628.7(4)	671.6	274.6(2)	249.8(2)	251.4
# NET INCOME - GAIN	349.3(4)	400.3(4)	429.5	367.4(2)	518.0(3)	521.2
- LOSS	28.9(1)	28.9(1)	59.1	1.9(1)	0.0(0)	0.0
LEASE EXPENSE	72.4(2)	72.4(2)	129.8	1.0(2)	1.0(2)	1.0
AMORTIZED TENANT ALTERATIONS	28.6(3)	28.6(3)	33.9	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	889.2(3)	915.3(3)	1185.5	275.6(2)	250.7(2)	252.3
## NET INCOME - GAIN	537.7(3)	611.4(3)	698.0	366.4(2)	536.5(2)	539.9
- LOSS	58.4(1)	58.4(1)	119.2	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		858.0(5)	943.5		672.4(3)	676.6
- STORE AREA	749.2(2)			1490.7(2)		
- STORAGE AREA	450.4(2)			352.9(2)		
- SPECIAL AREA	26.8(1)			199.1(2)		
TOTAL RENTAL INCOME	827.0(5)			626.8(3)		
ELECTRICAL INCOME	31.4(2)			0.0(0)		
MISCELLANEOUS INCOME	34.0(4)			18.3(2)		
TOTAL OPERATING INCOME	859.9(5)			642.6(3)		
LABOR COST	30.7(1)			50.1(2)		
OPERATING RATIO %	63.9(5)			44.8(3)		
MANAGEMENT RATIO %	41.7(5)			42.0(3)		
AVG OFFICE VACANCY %	9.1(5)			0.6(3)		
AVG OFFICE OCCUPANCY %	90.9(5)			99.4(3)		
AVG OFFICE TENANT SQ. FT.	6122.3(5)			3594.2(3)		
AVG STORE TENANT SQ. FT.	2130.3(2)			1534.0(2)		
AVG. SQ. FT. PER EMPLOYEE	17345.3(1)			22892.5(2)		
AVG SQ. FT. PER PERSON	191.3(4)	181.4(4)	169.8	183.6(3)	160.6(3)	159.6

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INDIVIDUAL CITY ANALYSIS—UNITED STATES DOWNTOWN AREAS

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1979	NEW YORK CITY			OKLAHOMA CITY ©		
Total Rentable Sq. Ft. Number of Buildings	49 37,143,860	49 33,733,516	49 33,292,292	16 3,169,682	16 2,698,801	16 2,607,262
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	123.3(49)	144.3(49)	146.2	51.6(16)	63.6(16)	65.9
A2 ELECTRICAL SYSTEMS	28.5(40)	29.7(40)	30.0	11.6(15)	14.4(15)	14.9
A3C COMBINED HVAC	34.5(42)	35.7(42)	36.2	27.5(15)	29.2(15)	30.3
A5 ELEVATORS	20.9(47)	21.7(47)	22.0	21.1(16)	22.1(16)	22.9
A6A GENERAL BUILDING COSTS	41.9(49)	41.6(49)	42.1	82.8(16)	85.5(16)	88.5
A6B ADMINISTRATIVE COSTS	26.1(48)	27.2(48)	27.6	37.6(16)	39.5(16)	40.9
A7 ENERGY	194.8(49)	196.1(49)	198.7	104.1(15)	100.8(15)	104.0
TOTAL OPERATING 'A'	459.2(49)	465.0(49)	491.4	334.9(16)	351.9(16)	364.3
B1 ALTERATIONS-TENANT AREA	32.9(27)	32.7(27)	33.0	47.4(14)	26.4(14)	27.4
B3 DECORATING- TENANT AREA	5.8(24)	6.0(24)	6.0	40.4(12)	46.5(12)	48.1
TOTAL CONSTRUCTION 'B'	30.6(36)	30.5(36)	30.8	76.5(15)	62.9(15)	65.1
TOTAL OPERATING EXP.A AND B	488.0(36)	496.0(36)	501.1	414.2(15)	418.9(15)	433.7
C1 INSURANCE	16.3(44)	16.9(44)	17.1	8.7(16)	8.4(16)	8.7
C2A REAL ESTATE TAX	284.4(46)	285.7(46)	289.4	48.7(16)	46.7(16)	48.3
C2B PERSONAL PROP.TAX ETC.	0.4(4)	0.4(4)	0.4	1.3(7)	1.4(7)	1.5
# TOTAL FIXED CHARGES 'C'	293.3(47)	294.9(47)	299.0	57.9(16)	55.6(16)	57.6
# TOTAL OPERATING EXP.A+B+C	790.6(35)	800.1(35)	808.4	472.8(15)	475.3(15)	492.0
# NET INCOME - GAIN	457.7(33)	582.2(32)	588.3	304.2(9)	440.2(9)	453.6
- LOSS	761.3(11)	710.7(12)	729.8	548.3(7)	502.0(7)	523.4
LEASE EXPENSE	21.6(15)	21.9(15)	22.6	11.9(2)	9.8(2)	9.8
AMORTIZED TENANT ALTERATIONS	35.2(14)	34.6(14)	35.0	81.1(5)	92.6(5)	94.4
## TOTAL OPERATING EXP.A+B+C	816.0(20)	815.8(20)	824.3	525.1(6)	525.9(6)	534.1
## NET INCOME - GAIN	520.3(15)	624.2(15)	629.6	321.7(4)	543.9(4)	551.5
- LOSS	770.8(8)	841.4(8)	863.3	905.1(2)	681.3(2)	695.2
RENTAL INCOME - OFFICE AREA		971.5(36)	982.3		632.0(10)	650.3
- STORE AREA	1170.9(31)			570.4(8)		
- STORAGE AREA	215.5(17)			75.8(3)		
- SPECIAL AREA	355.0(4)			110.1(1)		
TOTAL RENTAL INCOME	942.1(45)			663.9(16)		
ELECTRICAL INCOME	51.6(15)			71.3(2)		
MISCELLANEOUS INCOME	60.2(36)			7.4(12)		
TOTAL OPERATING INCOME	994.8(45)			471.1(16)		
LABOR COST	130.4(30)			71.3(15)		
OPERATING RATIO %	77.3(45)			106.1(16)		
MANAGEMENT RATIO %	47.3(45)			86.7(16)		
AVG OFFICE VACANCY %	1.3(49)			3.4(16)		
AVG OFFICE OCCUPANCY %	98.7(49)			96.6(16)		
AVG OFFICE TENANT SQ. FT.	12788.8(43)			5052.1(15)		
AVG STORE TENANT SQ. FT.	4585.7(39)			3313.0(13)		
AVG. SQ. FT. PER EMPLOYEE	11390.6(31)			14394.4(15)		
AVG SQ. FT. PER PERSON	225.8(36)	207.2(36)	205.3	339.2(14)	298.0(14)	287.4

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1979	OMAHA			PHILADELPHIA ©		
Total Rentable Sq. Ft. Number of Buildings	8 1,560,742	8 1,486,796	8 1,479,061	34 12,058,178	34 10,327,571	34 9,941,045
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	80.8(8)	82.5(8)	83.0	112.1(34)	121.4(34)	126.1
A2 ELECTRICAL SYSTEMS	12.6(8)	13.1(8)	13.2	13.3(31)	14.6(31)	15.1
A3C COMBINED HVAC	38.6(8)	39.2(8)	39.5	37.8(34)	40.3(34)	41.8
A5 ELEVATORS	15.7(8)	16.3(8)	16.4	24.3(34)	27.2(34)	28.3
A6A GENERAL BUILDING COSTS	74.2(8)	73.8(8)	74.2	52.1(34)	51.8(34)	53.8
A6B ADMINISTRATIVE COSTS	25.7(8)	26.1(8)	26.2	55.1(34)	62.1(34)	64.6
A7 ENERGY	115.6(8)	115.5(8)	116.1	150.0(34)	149.7(34)	155.5
TOTAL OPERATING 'A'	363.1(8)	366.5(8)	368.4	444.6(34)	466.7(34)	484.8
B1 ALTERATIONS-TENANT AREA	5.4(5)	5.7(5)	5.7	21.3(12)	22.5(12)	23.7
B3 DECORATING- TENANT AREA	14.0(4)	15.2(4)	15.6	4.4(9)	4.6(9)	4.8
TOTAL CONSTRUCTION 'B'	10.5(5)	11.0(5)	11.2	16.9(14)	18.6(14)	19.3
TOTAL OPERATING EXP.A AND B	433.8(5)	444.4(5)	450.8	508.4(14)	564.3(14)	584.5
C1 INSURANCE	5.1(8)	4.9(8)	4.9	10.5(22)	10.8(22)	11.2
C2A REAL ESTATE TAX	120.3(8)	116.0(8)	116.6	121.7(24)	123.8(24)	128.2
C2B PERSONAL PROP.TAX ETC.	0.1(2)	0.0(2)	0.0	15.7(4)	16.3(4)	18.5
# TOTAL FIXED CHARGES 'C'	125.4(8)	120.9(8)	121.5	133.2(24)	135.3(24)	140.0
# TOTAL OPERATING EXP.A+B+C	618.1(5)	628.5(5)	637.5	643.0(14)	701.5(14)	726.6
# NET INCOME - GAIN	234.6(5)	254.4(5)	255.8	397.5(20)	570.6(20)	590.4
- LOSS	118.2(1)	67.8(1)	67.8	143.1(2)	140.1(2)	152.9
LEASE EXPENSE	0.1(3)	0.1(3)	0.1	40.9(13)	34.5(13)	35.6
AMORTIZED TENANT ALTERATIONS	111.1(2)	111.1(2)	111.1	87.6(6)	88.8(6)	95.6
## TOTAL OPERATING EXP.A+B+C	570.3(3)	578.4(3)	588.6	606.7(10)	658.7(10)	688.3
## NET INCOME - GAIN	313.0(3)	368.3(3)	374.7	375.2(15)	597.6(15)	622.8
- LOSS	0.0(0)	0.0(0)	0.0	151.4(2)	148.4(2)	161.9
RENTAL INCOME - OFFICE AREA		871.6(5)	884.1		918.5(23)	951.4
- STORE AREA	635.5(4)			659.3(12)		
- STORAGE AREA	287.9(4)			38.0(3)		
- SPECIAL AREA	172.3(1)			953.1(10)		
TOTAL RENTAL INCOME	868.3(5)			960.1(22)		
ELECTRICAL INCOME	3.4(2)			15.3(5)		
MISCELLANEOUS INCOME	5.5(5)			11.2(12)		
TOTAL OPERATING INCOME	709.7(6)			972.0(22)		
LABOR COST	157.3(4)			156.2(22)		
OPERATING RATIO %	68.5(6)			66.4(22)		
MANAGEMENT RATIO %	51.9(6)			47.2(22)		
AVG OFFICE VACANCY %	0.5(8)			3.7(34)		
AVG OFFICE OCCUPANCY %	99.5(8)			96.3(34)		
AVG OFFICE TENANT SQ. FT.	4429.3(5)			10607.5(33)		
AVG STORE TENANT SQ. FT.	2841.9(4)			8266.8(14)		
AVG. SQ. FT. PER EMPLOYEE	5202.8(4)			8865.2(21)		
AVG SQ. FT. PER PERSON	242.5(4)	233.8(4)	230.1	218.3(30)	188.7(30)	183.2

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1979	PHOENIX			PITTSBURGH ©		
Total Rentable Sq. Ft. Number of Buildings	12 2,223,502	12 2,044,338	12 1,939,943	35 11,826,480	35 10,794,608	35 10,471,947
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	52.4(12)	52.9(12)	55.8	119.6(35)	120.8(35)	124.5
A2 ELECTRICAL SYSTEMS	7.3(10)	7.1(10)	7.5	13.1(34)	13.8(34)	14.2
A3C COMBINED HVAC	25.5(12)	25.2(12)	26.5	40.1(35)	42.2(35)	43.5
A5 ELEVATORS	17.6(11)	17.6(11)	18.6	24.4(35)	25.8(35)	26.6
A6A GENERAL BUILDING COSTS	53.9(12)	52.8(12)	55.7	78.2(35)	78.0(35)	80.4
A6B ADMINISTRATIVE COSTS	24.5(12)	24.1(12)	25.4	44.0(33)	46.5(33)	48.0
A7 ENERGY	107.6(11)	107.7(11)	113.6	134.1(35)	134.5(35)	138.7
TOTAL OPERATING 'A'	286.7(12)	285.2(12)	300.6	453.2(35)	461.4(35)	475.6
B1 ALTERATIONS-TENANT AREA	48.8(8)	167.2(8)	177.6	26.3(20)	27.7(20)	29.1
B3 DECORATING- TENANT AREA	7.0(8)	6.7(8)	7.1	4.3(27)	4.3(27)	4.5
TOTAL CONSTRUCTION 'B'	47.8(11)	152.4(11)	161.1	17.2(31)	17.2(31)	17.8
TOTAL OPERATING EXP.A AND B	335.8(11)	438.7(11)	464.0	464.6(31)	472.5(31)	487.5
C1 INSURANCE	6.6(12)	6.5(12)	6.9	8.6(30)	8.6(30)	8.9
C2A REAL ESTATE TAX	93.3(12)	91.6(12)	96.5	118.2(31)	118.6(31)	122.5
C2B PERSONAL PROP.TAX ETC.	2.3(3)	2.4(3)	2.6	3.1(8)	3.1(8)	3.3
# TOTAL FIXED CHARGES 'C'	101.1(12)	99.4(12)	104.7	127.3(31)	127.6(31)	131.9
# TOTAL OPERATING EXP.A+B+C	439.9(11)	541.1(11)	572.3	606.4(29)	615.7(29)	637.0
# NET INCOME - GAIN	295.0(12)	265.5(12)	279.8	273.5(21)	350.5(23)	363.4
- LOSS	0.0(0)	0.0(0)	0.0	50.5(4)	24.2(2)	29.7
LEASE EXPENSE	9.0(9)	9.4(9)	10.1	8.6(20)	8.3(20)	8.6
AMORTIZED TENANT ALTERATIONS	10.7(3)	10.7(3)	11.1	41.5(12)	41.8(12)	44.3
## TOTAL OPERATING EXP.A+B+C	444.3(8)	570.1(8)	611.1	634.6(23)	638.1(23)	666.4
## NET INCOME - GAIN	279.6(9)	237.9(9)	253.6	266.4(19)	326.8(20)	339.5
- LOSS	0.0(0)	0.0(0)	0.0	66.5(3)	6.7(2)	6.7
RENTAL INCOME - OFFICE AREA		725.1(11)	761.1		845.1(29)	875.1
- STORE AREA	304.8(5)			792.5(22)		
- STORAGE AREA	282.1(6)			132.3(13)		
- SPECIAL AREA	79.1(1)			359.4(8)		
TOTAL RENTAL INCOME	694.0(12)			816.6(27)		
ELECTRICAL INCOME	6.8(2)			22.0(16)		
MISCELLANEOUS INCOME	34.3(11)			23.5(20)		
TOTAL OPERATING INCOME	727.3(12)			851.9(27)		
LABOR COST	57.6(9)			193.2(28)		
OPERATING RATIO %	60.9(12)			70.2(27)		
MANAGEMENT RATIO %	45.5(12)			55.0(27)		
AVG OFFICE VACANCY %	5.1(12)			3.0(35)		
AVG OFFICE OCCUPANCY %	94.9(12)			97.0(35)		
AVG OFFICE TENANT SQ. FT.	7003.4(12)			6752.2(27)		
AVG STORE TENANT SQ. FT.	1664.7(7)			2204.0(23)		
AVG. SQ. FT. PER EMPLOYEE	16054.5(11)			6658.1(26)		
AVG SQ. FT. PER PERSON	264.4(11)	246.8(11)	233.0	223.9(25)	212.6(25)	205.7

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1979	PORTLAND, OR			SALT LAKE CITY ©		
Total Rentable Sq. Ft. Number of Buildings	26 3,853,198	26 3,277,696	26 3,555,362	10 1,848,766	10 1,729,200	10 1,586,975
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	81.7(26)	92.9(26)	85.6	75.8(10)	79.5(10)	86.6
A2 ELECTRICAL SYSTEMS	4.8(26)	5.1(26)	4.7	9.0(10)	9.3(10)	10.1
A3C COMBINED HVAC	18.3(26)	19.5(26)	18.0	21.5(10)	22.3(10)	24.3
A5 ELEVATORS	20.9(26)	22.8(26)	21.0	12.4(10)	12.8(10)	14.0
A6A GENERAL BUILDING COSTS	38.9(26)	39.6(26)	36.5	57.8(10)	59.8(10)	65.1
A6B ADMINISTRATIVE COSTS	30.0(26)	31.2(26)	28.8	37.5(10)	36.8(10)	40.1
A7 ENERGY	80.4(26)	81.4(26)	75.1	128.1(9)	125.9(9)	137.1
TOTAL OPERATING 'A'	275.0(26)	292.5(26)	269.6	338.9(10)	343.1(10)	373.9
B1 ALTERATIONS-TENANT AREA	37.6(23)	42.3(23)	37.6	21.8(8)	57.0(8)	58.3
B3 DECORATING- TENANT AREA	3.2(12)	3.0(12)	2.5	4.8(6)	3.3(6)	3.5
TOTAL CONSTRUCTION 'B'	28.5(26)	31.3(26)	28.8	24.6(9)	58.2(9)	59.7
TOTAL OPERATING EXP.A AND B	303.5(26)	323.7(26)	298.4	329.7(9)	369.0(9)	378.3
C1 INSURANCE	7.2(25)	7.4(25)	6.7	8.2(8)	8.0(8)	9.1
C2A REAL ESTATE TAX	87.5(25)	90.8(25)	82.7	44.2(9)	44.2(9)	50.1
C2B PERSONAL PROP.TAX ETC.	2.5(11)	2.6(11)	2.2	0.2(3)	0.2(3)	0.3
# TOTAL FIXED CHARGES 'C'	96.1(25)	99.8(25)	90.9	52.1(9)	52.0(9)	58.9
# TOTAL OPERATING EXP.A+B+C	401.1(25)	425.5(25)	387.5	325.9(8)	338.0(8)	349.4
# NET INCOME - GAIN	328.4(21)	439.0(22)	463.1	289.3(7)	288.3(7)	300.4
- LOSS	147.3(3)	139.8(2)	50.5	246.8(1)	194.8(1)	1623.3
LEASE EXPENSE	9.9(19)	9.6(19)	8.6	4.4(2)	4.2(2)	4.4
AMORTIZED TENANT ALTERATIONS	57.4(4)	53.6(4)	57.0	18.6(2)	16.4(2)	17.3
## TOTAL OPERATING EXP.A+B+C	421.3(18)	438.3(18)	390.1	305.6(3)	333.3(3)	351.7
## NET INCOME - GAIN	343.0(14)	416.3(16)	435.7	347.3(3)	340.3(3)	359.1
- LOSS	80.5(4)	143.3(2)	51.8	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		660.7(25)	608.0		606.7(7)	728.0
- STORE AREA	541.8(23)			61.8(1)		
- STORAGE AREA	133.6(8)			44.1(3)		
- SPECIAL AREA	572.7(5)			0.0(0)		
TOTAL RENTAL INCOME	632.7(25)			595.8(8)		
ELECTRICAL INCOME	9.5(19)			0.0(0)		
MISCELLANEOUS INCOME	14.1(20)			24.9(6)		
TOTAL OPERATING INCOME	651.3(25)			611.8(8)		
LABOR COST	37.8(19)			62.4(6)		
OPERATING RATIO %	61.2(25)			64.5(8)		
MANAGEMENT RATIO %	44.0(25)			55.3(8)		
AVG OFFICE VACANCY %	-8.5(26)			8.2(10)		
AVG OFFICE OCCUPANCY %	108.5(26)			91.8(10)		
AVG OFFICE TENANT SQ. FT.	4907.8(25)			5899.5(10)		
AVG STORE TENANT SQ. FT.	2688.0(23)			1041.0(2)		
AVG. SQ. FT. PER EMPLOYEE	118.3(21)			13894.3(7)		
AVG SQ. FT. PER PERSON	226.7(24)	211.3(24)	230.1	256.0(10)	240.6(10)	220.8

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1979	SAN ANTONIO			SAN DIEGO ©		
Total Rentable Sq. Ft.	4	4	4	6	6	6
Number of Buildings	308,292	262,365	259,965	1,004,922	905,829	791,418
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	86.2(4)	89.0(4)	89.8	68.7(6)	69.2(6)	79.2
A2 ELECTRICAL SYSTEMS	9.0(4)	9.2(4)	9.3	5.3(6)	3.5(6)	4.0
A3C COMBINED HVAC	25.6(4)	26.0(4)	26.2	16.6(6)	18.9(6)	21.6
A5 ELEVATORS	5.3(4)	5.4(4)	5.5	18.2(6)	15.7(6)	18.0
A6A GENERAL BUILDING COSTS	61.5(4)	61.5(4)	62.1	44.8(6)	43.7(6)	50.0
A6B ADMINISTRATIVE COSTS	28.8(4)	29.2(4)	29.4	47.4(6)	54.8(6)	62.8
A7 ENERGY	91.2(4)	91.2(4)	92.0	119.2(6)	123.9(6)	141.8
TOTAL OPERATING 'A'	307.6(4)	311.5(4)	314.3	320.3(6)	329.7(6)	377.4
B1 ALTERATIONS-TENANT AREA	13.4(1)	13.4(1)	13.7	18.3(4)	18.4(4)	19.6
B3 DECORATING- TENANT AREA	0.0(0)	0.0(0)	0.0	49.1(1)	0.0(1)	0.0
TOTAL CONSTRUCTION 'B'	13.4(1)	13.4(1)	13.7	23.5(5)	15.1(5)	16.3
TOTAL OPERATING EXP.A AND B	372.0(1)	370.3(1)	377.9	370.9(5)	330.8(5)	357.1
C1 INSURANCE	8.5(1)	8.5(1)	8.6	12.0(6)	11.7(6)	13.4
C2A REAL ESTATE TAX	77.0(1)	77.0(1)	78.5	47.0(6)	48.9(6)	56.0
C2B PERSONAL PROP.TAX ETC.	0.0(0)	0.0(0)	0.0	0.3(1)	0.3(1)	0.8
# TOTAL FIXED CHARGES 'C'	85.4(1)	85.4(1)	87.1	59.0(6)	60.7(6)	69.4
# TOTAL OPERATING EXP.A+B+C	457.4(1)	455.7(1)	465.1	434.0(5)	394.3(5)	425.6
# NET INCOME - GAIN	152.9(1)	262.7(1)	268.0	464.3(5)	539.4(5)	619.8
- LOSS	0.0(0)	0.0(0)	0.0	544.9(1)	544.0(1)	604.5
LEASE EXPENSE	0.0(0)	0.0(0)	0.0	8.6(3)	8.7(3)	9.3
AMORTIZED TENANT ALTERATIONS	0.0(0)	0.0(0)	0.0	46.8(2)	49.0(2)	54.4
## TOTAL OPERATING EXP.A+B+C	0.0(0)	0.0(0)	0.0	457.2(3)	413.4(3)	440.8
## NET INCOME - GAIN	0.0(0)	0.0(0)	0.0	517.6(3)	588.5(3)	627.4
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		652.9(1)	666.3		778.7(5)	894.8
- STORE AREA	425.6(1)			990.4(2)		
- STORAGE AREA	0.0(0)			0.0(0)		
- SPECIAL AREA	0.0(0)			0.0(0)		
TOTAL RENTAL INCOME	607.4(1)			740.4(6)		
ELECTRICAL INCOME	0.0(0)			4.5(1)		
MISCELLANEOUS INCOME	2.9(1)			89.0(5)		
TOTAL OPERATING INCOME	610.4(1)			738.5(6)		
LABOR COST	110.7(4)			37.7(4)		
OPERATING RATIO %	74.9(1)			57.3(6)		
MANAGEMENT RATIO %	61.0(1)			46.1(6)		
AVG OFFICE VACANCY %	0.9(4)			12.6(6)		
AVG OFFICE OCCUPANCY %	99.1(4)			87.4(6)		
AVG OFFICE TENANT SQ. FT.	4814.2(4)			4447.0(5)		
AVG STORE TENANT SQ. FT.	17480.0(1)			2980.5(2)		
AVG. SQ. FT. PER EMPLOYEE	9342.2(4)			19725.3(4)		
AVG SQ. FT. PER PERSON	253.7(4)	223.3(4)	221.2	242.6(4)	262.5(4)	244.2

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1979	SAN FRANCISCO			SEATTLE ©		
Total Rentable Sq. Ft. Number of Buildings	42 11,017,581	42 10,149,560	42 10,103,524	31 5,062,959	31 8,397,578	31 8,309,834
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	123.3(42)	129.8(42)	130.4	82.4(29)	96.0(28)	98.0
A2 ELECTRICAL SYSTEMS	11.4(36)	12.0(36)	12.1	4.4(26)	5.3(26)	5.5
A3C COMBINED HVAC	31.1(36)	33.0(36)	33.3	10.4(27)	11.8(27)	12.0
A5 ELEVATORS	24.4(42)	25.4(42)	25.5	25.4(29)	28.5(29)	29.1
A6A GENERAL BUILDING COSTS	55.8(42)	55.6(42)	55.8	49.1(30)	48.7(30)	49.7
A6B ADMINISTRATIVE COSTS	38.9(41)	40.5(41)	40.6	39.7(30)	47.0(30)	47.9
A7 ENERGY	88.8(42)	89.0(42)	89.4	39.3(30)	39.5(30)	40.3
TOTAL OPERATING 'A'	369.9(42)	380.8(42)	382.6	248.8(30)	273.4(30)	279.0
B1 ALTERATIONS-TENANT AREA	33.4(27)	33.8(27)	34.0	25.2(17)	34.7(17)	35.5
B3 DECORATING- TENANT AREA	6.6(21)	6.6(21)	6.6	7.9(13)	11.4(13)	11.8
TOTAL CONSTRUCTION 'B'	35.4(32)	35.7(32)	35.9	20.3(24)	28.3(24)	28.9
TOTAL OPERATING EXP.A AND B	411.2(32)	419.6(32)	422.5	261.5(24)	295.4(24)	302.3
C1 INSURANCE	17.2(41)	17.0(41)	17.1	8.5(24)	8.5(24)	8.7
C2A REAL ESTATE TAX	75.8(41)	76.1(41)	76.5	58.4(24)	60.4(24)	61.6
C2B PERSONAL PROP.TAX ETC.	2.6(10)	2.6(10)	2.6	0.4(11)	0.4(11)	0.4
# TOTAL FIXED CHARGES 'C'	93.8(41)	94.0(41)	94.4	67.0(24)	69.2(24)	70.5
# TOTAL OPERATING EXP.A+B+C	502.5(31)	511.2(31)	514.8	322.9(18)	362.7(18)	371.1
# NET INCOME - GAIN	603.2(40)	683.6(40)	686.7	396.4(22)	471.7(22)	482.0
- LOSS	172.1(1)	126.4(1)	127.7	160.9(2)	162.7(2)	162.7
LEASE EXPENSE	3.3(28)	3.3(28)	3.3	12.7(9)	12.5(9)	12.9
AMORTIZED TENANT ALTERATIONS	15.9(11)	16.0(11)	16.1	34.0(16)	35.6(16)	36.4
## TOTAL OPERATING EXP.A+B+C	509.3(25)	520.1(25)	524.4	357.5(16)	401.9(16)	411.6
## NET INCOME - GAIN	596.7(32)	677.2(32)	680.8	370.3(18)	434.4(18)	445.4
- LOSS	0.0(0)	0.0(0)	0.0	196.9(1)	198.8(1)	198.8
RENTAL INCOME - OFFICE AREA		1056.6(41)	1064.5		686.5(24)	700.0
- STORE AREA	941.9(28)			350.5(22)		
- STORAGE AREA	313.0(20)			54.5(13)		
- SPECIAL AREA	341.4(4)			268.4(5)		
TOTAL RENTAL INCOME	1056.1(42)			658.0(24)		
ELECTRICAL INCOME	24.5(7)			2.7(5)		
MISCELLANEOUS INCOME	25.9(23)			25.9(19)		
TOTAL OPERATING INCOME	1086.2(42)			681.2(24)		
LABOR COST	105.1(22)			40.2(13)		
OPERATING RATIO %	45.3(42)			54.1(24)		
MANAGEMENT RATIO %	36.2(42)			39.7(24)		
AVG OFFICE VACANCY %	0.5(42)			2.0(31)		
AVG OFFICE OCCUPANCY %	99.5(42)			98.0(31)		
AVG OFFICE TENANT SQ. FT.	6545.2(40)			2426.5(22)		
AVG STORE TENANT SQ. FT.	2332.9(29)			3519.4(22)		
AVG. SQ. FT. PER EMPLOYEE	17500.4(24)			30458.3(13)		
AVG SQ. FT. PER PERSON	181.2(39)	172.8(39)	172.0	204.4(21)	190.9(21)	186.9

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1979	SHREVEPORT			SPOKANE		
Total Rentable Sq. Ft. Number of Buildings	3 532,574	3 487,417	3 479,159	6 375,387	6 335,893	6 332,221
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	86.8(3)	135.7(3)	138.1	73.8(6)	74.3(6)	75.1
A2 ELECTRICAL SYSTEMS	13.4(3)	16.2(3)	16.4	16.0(6)	16.9(6)	17.1
A3C COMBINED HVAC	43.6(3)	47.2(3)	48.1	28.9(6)	30.2(6)	30.5
A5 ELEVATORS	25.4(3)	26.7(3)	27.1	21.9(6)	22.0(6)	22.3
A6A GENERAL BUILDING COSTS	52.2(3)	54.4(3)	55.3	37.4(6)	37.2(6)	37.6
A6B ADMINISTRATIVE COSTS	21.5(3)	24.3(3)	24.7	28.9(6)	27.4(6)	27.7
A7 ENERGY	89.9(3)	90.9(3)	92.5	80.7(6)	80.0(6)	80.9
TOTAL OPERATING 'A'	332.8(3)	395.4(3)	402.2	287.5(6)	288.1(6)	291.3
B1 ALTERATIONS-TENANT AREA	4.6(1)	4.6(1)	4.6	48.1(6)	37.7(6)	38.1
B3 DECORATING- TENANT AREA	0.0(0)	0.0(0)	0.0	13.2(6)	13.0(6)	13.1
TOTAL CONSTRUCTION 'B'	4.6(1)	4.6(1)	4.6	61.2(6)	50.7(6)	51.2
TOTAL OPERATING EXP.A AND B	242.5(1)	450.2(1)	450.2	348.8(6)	338.8(6)	342.5
C1 INSURANCE	9.3(3)	9.4(3)	9.6	5.0(6)	5.2(6)	5.3
C2A REAL ESTATE TAX	61.4(3)	62.6(3)	63.6	79.3(6)	78.3(6)	79.2
C2B PERSONAL PROP.TAX ETC.	9.9(1)	9.9(1)	9.9	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	73.6(3)	74.5(3)	75.8	84.3(6)	83.5(6)	84.4
# TOTAL OPERATING EXP.A+B+C	337.3(1)	545.0(1)	545.0	433.1(6)	422.3(6)	426.9
# NET INCOME - GAIN	209.8(3)	203.7(3)	207.2	331.6(5)	443.2(5)	446.2
- LOSS	0.0(0)	0.0(0)	0.0	132.7(1)	132.7(1)	139.7
LEASE EXPENSE	5.7(2)	6.1(2)	6.1	0.0(0)	0.0(0)	0.0
AMORTIZED TENANT ALTERATIONS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	338.2(1)	546.0(1)	546.0	0.0(0)	0.0(0)	0.0
## NET INCOME - GAIN	182.4(2)	149.0(2)	149.0	0.0(0)	0.0(0)	0.0
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		515.3(3)	524.2		731.2(6)	739.3
- STORE AREA	0.0(0)			857.6(4)		
- STORAGE AREA	331.0(2)			69.2(3)		
- SPECIAL AREA	0.0(0)			0.0(0)		
TOTAL RENTAL INCOME	617.6(3)			723.7(6)		
ELECTRICAL INCOME	0.0(0)			0.0(0)		
MISCELLANEOUS INCOME	0.0(0)			0.0(0)		
TOTAL OPERATING INCOME	617.6(3)			723.7(6)		
LABOR COST	40.0(2)			21.8(6)		
OPERATING RATIO %	66.6(3)			59.8(6)		
MANAGEMENT RATIO %	54.1(3)			48.2(6)		
AVG OFFICE VACANCY %	1.7(3)			1.1(6)		
AVG OFFICE OCCUPANCY %	98.3(3)			98.9(6)		
AVG OFFICE TENANT SQ. FT.	9040.8(3)			2516.8(6)		
AVG STORE TENANT SQ. FT.	0.0(0)			2277.4(4)		
AVG. SQ. FT. PER EMPLOYEE	21746.9(2)			66799.8(5)		
AVG SQ. FT. PER PERSON	485.9(3)	444.7(3)	437.2	258.6(5)	241.0(5)	238.2

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1979	ST. LOUIS			ST. PAUL ©		
Total Rentable Sq. Ft. Number of Buildings	11 3,047,375	11 2,812,998	11 2,759,361	11 2,976,278	11 2,406,676	11 2,387,741
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	62.7(11)	69.3(11)	70.7	66.8(11)	72.3(11)	72.9
A2 ELECTRICAL SYSTEMS	5.4(11)	5.4(11)	5.5	7.2(11)	7.8(11)	7.8
A3C COMBINED HVAC	23.0(11)	21.9(11)	22.3	17.4(11)	18.0(11)	18.1
A5 ELEVATORS	15.2(11)	14.0(11)	14.3	11.4(11)	12.2(11)	12.2
A6A GENERAL BUILDING COSTS	42.1(11)	42.0(11)	42.8	51.4(11)	51.0(11)	51.4
A6B ADMINISTRATIVE COSTS	31.2(11)	32.8(11)	33.5	23.3(10)	24.7(10)	24.9
A7 ENERGY	130.9(11)	130.7(11)	133.3	99.5(11)	100.2(11)	101.0
TOTAL OPERATING 'A'	310.4(11)	316.2(11)	322.3	275.2(11)	283.9(11)	286.1
B1 ALTERATIONS-TENANT AREA	3.3(5)	3.5(5)	3.5	14.6(9)	15.1(9)	15.2
B3 DECORATING- TENANT AREA	4.7(5)	4.8(5)	4.9	13.1(9)	15.6(9)	15.8
TOTAL CONSTRUCTION 'B'	6.5(6)	6.6(6)	6.8	27.6(9)	30.8(9)	31.0
TOTAL OPERATING EXP.A AND B	299.5(6)	302.0(6)	309.0	304.2(9)	317.5(9)	320.1
C1 INSURANCE	8.6(11)	8.6(11)	8.8	9.3(11)	9.0(11)	9.1
C2A REAL ESTATE TAX	44.3(11)	43.7(11)	44.6	90.3(10)	92.6(10)	93.2
C2B PERSONAL PROP.TAX ETC.	0.2(1)	0.2(1)	0.2	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	52.9(11)	52.4(11)	53.4	93.9(11)	94.4(11)	95.1
# TOTAL OPERATING EXP.A+B+C	343.6(6)	347.1(6)	355.0	400.6(9)	414.9(9)	418.3
# NET INCOME - GAIN	362.2(10)	419.1(10)	427.5	289.1(10)	449.4(10)	453.4
- LOSS	25.7(1)	25.7(1)	25.7	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	4.3(4)	4.5(4)	4.6	2.8(2)	2.6(2)	2.7
AMORTIZED TENANT ALTERATIONS	44.1(4)	44.4(4)	45.5	10.6(3)	10.6(3)	10.7
## TOTAL OPERATING EXP.A+B+C	364.6(3)	368.9(3)	380.4	484.8(4)	481.3(4)	486.2
## NET INCOME - GAIN	360.9(6)	423.3(6)	432.1	358.0(5)	568.0(5)	574.4
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		714.1(11)	728.0		706.8(10)	713.0
- STORE AREA	418.9(5)			837.1(7)		
- STORAGE AREA	327.3(10)			185.0(8)		
- SPECIAL AREA	375.7(4)			297.1(4)		
TOTAL RENTAL INCOME	689.2(11)			633.8(10)		
ELECTRICAL INCOME	37.6(7)			59.4(7)		
MISCELLANEOUS INCOME	11.0(10)			36.9(8)		
TOTAL OPERATING INCOME	720.4(11)			691.1(10)		
LABOR COST	15.6(7)			106.1(10)		
OPERATING RATIO %	54.0(11)			58.6(10)		
MANAGEMENT RATIO %	43.7(11)			44.2(10)		
AVG OFFICE VACANCY %	1.9(11)			0.8(11)		
AVG OFFICE OCCUPANCY %	98.1(11)			99.2(11)		
AVG OFFICE TENANT SQ. FT.	8139.7(11)			6174.8(9)		
AVG STORE TENANT SQ. FT.	4536.8(7)			1213.8(8)		
AVG. SQ. FT. PER EMPLOYEE	91411.3(8)			15056.1(10)		
AVG SQ. FT. PER PERSON	216.2(9)	204.1(9)	200.1	244.8(11)	207.7(11)	206.1

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1979	TACOMA			TOLEDO		
Total Rentable Sq. Ft.	6	6	6	4	4	4
Number of Buildings	629,155	563,180	534,773	770,087	754,826	743,991
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	30.7(6)	88.4(6)	93.1	89.8(4)	50.1(4)	91.4
A2 ELECTRICAL SYSTEMS	8.7(3)	9.6(3)	10.1	8.9(4)	9.1(4)	9.2
A3C COMBINED HVAC	8.9(6)	9.6(6)	10.1	31.8(4)	31.6(4)	32.0
A5 ELEVATORS	28.3(6)	30.6(6)	32.2	26.9(4)	26.8(4)	27.2
A6A GENERAL BUILDING COSTS	37.5(6)	37.4(6)	39.4	55.9(4)	55.9(4)	56.7
A6B ADMINISTRATIVE COSTS	146.0(6)	161.8(6)	170.4	22.5(4)	22.4(4)	22.8
A7 ENERGY	46.0(6)	47.6(6)	50.1	188.9(4)	188.9(4)	191.7
TOTAL OPERATING 'A'	354.3(6)	382.9(6)	403.3	424.7(4)	424.8(4)	431.0
B1 ALTERATIONS-TENANT AREA	37.3(4)	39.5(4)	40.8	3.9(1)	0.0(1)	0.0
B3 DECORATING- TENANT AREA	3.1(2)	5.2(2)	6.1	4.7(2)	0.8(2)	0.8
TOTAL CONSTRUCTION 'B'	38.1(4)	40.6(4)	42.0	5.2(2)	0.8(2)	0.8
TOTAL OPERATING EXP.A AND B	254.0(4)	266.4(4)	275.1	405.8(2)	402.7(2)	418.0
C1 INSURANCE	8.2(6)	8.1(6)	8.6	6.7(4)	6.7(4)	6.8
C2A REAL ESTATE TAX	64.5(6)	67.3(6)	70.9	70.4(4)	70.6(4)	71.6
C2B PERSONAL PROP.TAX ETC.	4.8(3)	4.5(3)	5.0	0.2(1)	0.2(1)	0.2
# TOTAL FIXED CHARGES 'C'	74.2(6)	76.8(6)	80.9	77.2(4)	77.4(4)	78.5
# TOTAL OPERATING EXP.A+B+C	330.2(4)	344.0(4)	355.2	491.5(2)	488.2(2)	506.7
# NET INCOME - GAIN	192.4(5)	237.3(5)	250.6	373.6(4)	352.7(4)	398.4
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	5.5(3)	5.7(3)	5.9	11.2(3)	11.2(3)	11.5
AMORTIZED TENANT ALTERATIONS	53.1(3)	56.5(3)	59.9	26.8(2)	27.0(2)	27.0
## TOTAL OPERATING EXP.A+B+C	371.9(3)	389.7(3)	404.0	495.0(2)	491.8(2)	510.4
## NET INCOME - GAIN	159.6(4)	207.1(4)	220.3	350.5(4)	369.6(4)	374.9
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		497.0(5)	524.9		851.7(4)	864.1
- STORE AREA	541.3(4)			537.9(1)		
- STORAGE AREA	0.0(0)			254.2(1)		
- SPECIAL AREA	376.9(1)			0.0(0)		
TOTAL RENTAL INCOME	493.8(5)			844.0(4)		
ELECTRICAL INCOME	0.0(0)			82.1(1)		
MISCELLANEOUS INCOME	30.7(2)			0.6(2)		
TOTAL OPERATING INCOME	514.5(5)			877.5(4)		
LABOR COST	125.6(1)			31.4(4)		
OPERATING RATIO %	71.8(5)			60.1(4)		
MANAGEMENT RATIO %	49.3(5)			48.6(4)		
AVG OFFICE VACANCY %	5.0(6)			1.4(4)		
AVG OFFICE OCCUPANCY %	95.0(6)			98.6(4)		
AVG OFFICE TENANT SQ. FT.	2212.0(5)			19076.7(4)		
AVG STORE TENANT SQ. FT.	3622.2(4)			11146.0(1)		
AVG. SQ. FT. PER EMPLOYEE	12445.3(1)			48130.4(4)		
AVG SQ. FT. PER PERSON	196.6(5)	180.2(5)	170.7	232.0(3)	230.0(3)	224.5

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1979	TULSA			WASHINGTON, DC ©		
Total Rentable Sq. Ft. Number of Buildings	10 3,516,033	10 3,271,808	10 3,086,727	24 3,819,920	24 3,477,183	24 3,464,451
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	85.6(10)	77.2(10)	81.9	56.7(24)	56.6(24)	56.8
A2 ELECTRICAL SYSTEMS	15.5(10)	5.1(10)	5.4	9.3(4)	10.3(4)	10.4
A3C COMBINED HVAC	22.8(9)	23.2(9)	24.7	23.2(24)	22.9(24)	23.0
A5 ELEVATORS	19.7(10)	18.4(10)	19.5	8.7(24)	8.8(24)	8.8
A6A GENERAL BUILDING COSTS	47.3(10)	46.0(10)	48.8	58.9(24)	58.6(24)	58.8
A6B ADMINISTRATIVE COSTS	72.9(10)	71.7(10)	76.0	49.5(24)	50.5(24)	50.7
A7 ENERGY	168.6(9)	166.8(9)	177.8	137.0(23)	135.7(23)	136.2
TOTAL OPERATING 'A'	415.5(10)	413.9(10)	438.7	334.8(24)	334.4(24)	335.6
B1 ALTERATIONS-TENANT AREA	9.8(8)	8.4(8)	9.1	28.6(2)	28.4(2)	28.8
B3 DECORATING- TENANT AREA	1.4(6)	1.4(6)	1.5	5.7(2)	5.6(2)	5.6
TOTAL CONSTRUCTION 'B'	12.8(9)	11.5(9)	12.3	29.2(3)	29.1(3)	29.4
TOTAL OPERATING EXP.A AND B	428.0(9)	422.1(9)	451.7	397.4(3)	401.3(3)	406.1
C1 INSURANCE	5.5(9)	5.4(9)	5.7	10.2(24)	10.1(24)	10.2
C2A REAL ESTATE TAX	55.5(10)	55.8(10)	59.1	80.9(24)	80.2(24)	80.5
C2B PERSONAL PROP.TAX ETC.	48.1(3)	44.8(3)	45.9	4.8(22)	5.0(22)	5.0
# TOTAL FIXED CHARGES 'C'	66.7(10)	65.9(10)	69.9	95.8(24)	95.3(24)	95.7
# TOTAL OPERATING EXP.A+B+C	496.0(9)	489.2(9)	523.5	486.1(3)	489.7(3)	495.6
# NET INCOME - GAIN	345.3(9)	401.0(9)	427.3	470.7(22)	562.8(22)	565.0
- LOSS	135.3(1)	25.9(1)	25.9	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	11.9(7)	12.0(7)	12.9	1.2(1)	1.2(1)	1.2
AMORTIZED TENANT ALTERATIONS	11.6(4)	11.4(4)	12.7	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	446.9(6)	446.6(6)	486.8	477.0(1)	478.0(1)	478.0
## NET INCOME - GAIN	354.9(7)	395.1(7)	424.3	463.2(1)	589.6(1)	589.6
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		781.7(10)	828.5		910.5(22)	914.1
- STORE AREA	272.9(8)			708.0(14)		
- STORAGE AREA	330.1(8)			180.0(2)		
- SPECIAL AREA	327.9(2)			0.0(0)		
TOTAL RENTAL INCOME	783.0(10)			901.2(22)		
ELECTRICAL INCOME	10.3(4)			60.7(1)		
MISCELLANEOUS INCOME	9.0(7)			17.6(3)		
TOTAL OPERATING INCOME	796.1(10)			914.9(22)		
LABOR COST	37.5(4)			45.3(2)		
OPERATING RATIO %	63.6(10)			48.6(22)		
MANAGEMENT RATIO %	53.6(10)			37.7(22)		
AVG OFFICE VACANCY %	5.7(10)			0.4(24)		
AVG OFFICE OCCUPANCY %	94.3(10)			99.6(24)		
AVG OFFICE TENANT SQ. FT.	11432.3(10)			2232.5(4)		
AVG STORE TENANT SQ. FT.	2334.8(8)			3402.1(4)		
AVG. SQ. FT. PER EMPLOYEE	35986.9(4)			31664.9(2)		
AVG SQ. FT. PER PERSON	327.3(8)	311.2(8)	288.6	87.3(4)	80.2(4)	79.2

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	WILMINGTON, DE ©		
Total Rentable Sq. Ft. Number of Buildings	7 2,144,880	7 2,021,115	7 2,004,675
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	82.2(7)	82.4(7)	83.1
A2 ELECTRICAL SYSTEMS	18.7(7)	18.7(7)	18.9
A3C COMBINED HVAC	56.5(7)	56.3(7)	56.7
A5 ELEVATORS	27.5(7)	27.6(7)	27.8
A6A GENERAL BUILDING COSTS	99.1(7)	99.2(7)	100.0
A6B ADMINISTRATIVE COSTS	32.4(7)	32.2(7)	32.5
A7 ENERGY	119.9(7)	120.1(7)	121.1
TOTAL OPERATING 'A'	436.2(7)	436.5(7)	440.1
B1 ALTERATIONS-TENANT AREA	6.6(6)	6.7(6)	6.7
B3 DECORATING- TENANT AREA	19.8(5)	19.9(5)	19.9
TOTAL CONSTRUCTION 'B'	22.8(7)	22.8(7)	23.0
TOTAL OPERATING EXP.A AND B	459.0(7)	459.3(7)	463.1
C1 INSURANCE	4.2(7)	4.1(7)	4.1
C2A REAL ESTATE TAX	86.3(7)	86.5(7)	87.2
C2B PERSONAL PROP.TAX ETC.	1.4(1)	1.4(1)	1.5
# TOTAL FIXED CHARGES 'C'	90.8(7)	90.9(7)	91.6
# TOTAL OPERATING EXP.A+B+C	549.8(7)	550.2(7)	554.7
# NET INCOME - GAIN	574.2(7)	642.6(7)	647.9
- LOSS	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	0.3(2)	0.3(2)	0.3
AMORTIZED TENANT ALTERATIONS	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	508.3(2)	509.9(2)	515.1
## NET INCOME - GAIN	244.3(2)	308.8(2)	311.5
- LOSS	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		1066.3(7)	1075.1
- STORE AREA	813.3(6)		
- STORAGE AREA	463.0(6)		
- SPECIAL AREA	94.6(4)		
TOTAL RENTAL INCOME	1033.5(7)		
ELECTRICAL INCOME	12.2(8)		
MISCELLANEOUS INCOME	80.7(7)		
TOTAL OPERATING INCOME	1124.0(7)		
LABOR COST	149.6(6)		
OPERATING RATIO %	48.9(7)		
MANAGEMENT RATIO %	40.8(7)		
AVG OFFICE VACANCY %	0.8(7)		
AVG OFFICE OCCUPANCY %	99.2(7)		
AVG OFFICE TENANT SQ. FT.	16166.7(7)		
AVG STORE TENANT SQ. FT.	2641.5(6)		
AVG. SQ. FT. PER EMPLOYEE	12491.8(6)		
AVG SQ. FT. PER PERSON	195.6(7)	186.6(7)	185.1

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1979	ATLANTA			BIRMINGHAM		
Total Rentable Sq. Ft. Number of Buildings	35 2,632,165	35 2,559,990	35 2,467,099	3 309,598	3 296,075	3 289,769
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	56.9(35)	45.6(35)	47.4	59.0(3)	55.7(3)	56.9
A2 ELECTRICAL SYSTEMS	7.8(28)	7.3(28)	7.6	2.6(2)	2.6(2)	2.8
A3C COMBINED HVAC	14.2(35)	12.3(35)	12.7	53.2(3)	47.5(3)	48.5
A5 ELEVATORS	6.4(17)	3.6(17)	3.7	5.5(2)	5.8(2)	5.9
A6A GENERAL BUILDING COSTS	49.4(35)	48.3(35)	50.1	31.3(3)	31.1(3)	31.7
A6B ADMINISTRATIVE COSTS	39.8(34)	35.4(34)	36.8	24.1(3)	21.3(3)	21.8
A7 ENERGY	85.8(34)	85.4(34)	88.8	136.9(3)	136.3(3)	139.3
TOTAL OPERATING 'A'	250.5(35)	229.7(35)	238.3	310.5(3)	298.2(3)	304.7
B1 ALTERATIONS-TENANT AREA	50.9(32)	48.0(32)	49.7	15.6(2)	15.6(2)	16.9
B3 DECORATING- TENANT AREA	2.4(6)	0.1(6)	0.1	0.0(0)	0.0(0)	0.0
TOTAL CONSTRUCTION 'B'	51.6(32)	48.0(32)	49.7	15.6(2)	15.6(2)	16.9
TOTAL OPERATING EXP.A AND B	290.7(32)	264.9(32)	274.2	186.2(2)	186.3(2)	201.1
C1 INSURANCE	4.3(33)	4.3(33)	4.4	5.0(3)	5.0(3)	5.1
C2A REAL ESTATE TAX	43.8(34)	43.6(34)	45.4	45.5(3)	45.5(3)	46.5
C2B PERSONAL PROP.TAX ETC.	0.6(10)	0.6(10)	0.6	30.6(1)	30.6(1)	30.6
# TOTAL FIXED CHARGES 'C'	48.0(34)	47.9(34)	49.8	72.5(3)	72.3(3)	73.8
# TOTAL OPERATING EXP.A+B+C	338.8(32)	312.7(32)	323.7	236.5(2)	236.5(2)	255.4
# NET INCOME - GAIN	409.1(31)	450.6(31)	465.8	344.9(2)	355.2(2)	383.6
- LOSS	415.6(2)	415.6(2)	461.8	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	29.5(33)	29.8(33)	30.9	23.9(1)	23.9(1)	26.6
AMORTIZED TENANT ALTERATIONS	10.4(4)	10.2(4)	10.9	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	370.5(32)	344.8(32)	356.9	278.6(1)	278.6(1)	309.5
## NET INCOME - GAIN	381.8(30)	423.4(30)	435.2	289.6(1)	289.6(1)	321.8
- LOSS	486.0(2)	486.0(2)	540.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		701.7(18)	725.8		564.1(2)	609.1
- STORE AREA	534.7(5)			379.6(1)		
- STORAGE AREA	178.1(2)			0.0(0)		
- SPECIAL AREA	0.0(0)			0.0(0)		
TOTAL RENTAL INCOME	692.7(33)			560.9(2)		
ELECTRICAL INCOME	14.5(17)			0.0(0)		
MISCELLANEOUS INCOME	15.7(30)			23.5(1)		
TOTAL OPERATING INCOME	713.4(33)			581.4(2)		
LABOR COST	59.8(26)			2.9(2)		
OPERATING RATIO %	51.8(33)			41.2(2)		
MANAGEMENT RATIO %	40.6(33)			32.0(2)		
AVG OFFICE VACANCY %	3.6(35)			2.1(3)		
AVG OFFICE OCCUPANCY %	96.4(35)			97.9(3)		
AVG OFFICE TENANT SQ. FT.	2987.8(33)			2926.3(2)		
AVG STORE TENANT SQ. FT.	1523.9(15)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	10300.2(25)			0.0(0)		
AVG SQ. FT. PER PERSON	187.4(26)	186.5(26)	180.9	0.0(0)	0.0(0)	0.0

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1979	CHICAGO			CINCINNATI		
Total Rentable Sq. Ft. Number of Buildings	27 3,116,588	27 2,899,406	27 2,732,483	6 235,881	6 228,031	6 170,574
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	91.0(27)	90.3(27)	95.8	44.5(6)	41.3(6)	55.2
A2 ELECTRICAL SYSTEMS	9.5(27)	10.1(27)	10.7	1.6(6)	1.2(6)	1.7
A3C COMBINED HVAC	32.4(27)	33.4(27)	35.5	18.8(6)	14.7(6)	19.7
A5 ELEVATORS	7.8(26)	8.2(26)	8.7	4.8(3)	4.8(3)	6.4
A6A GENERAL BUILDING COSTS	66.2(27)	61.4(27)	65.2	63.7(6)	52.5(6)	70.2
A6B ADMINISTRATIVE COSTS	37.0(27)	38.7(27)	41.1	31.2(6)	30.3(6)	40.5
A7 ENERGY	107.0(27)	104.9(27)	111.3	80.8(6)	78.9(6)	105.5
TOTAL OPERATING 'A'	351.0(27)	347.1(27)	368.3	241.2(6)	223.6(6)	298.9
B1 ALTERATIONS-TENANT AREA	18.0(18)	15.6(18)	16.3	11.0(3)	11.0(3)	14.8
B3 DECORATING- TENANT AREA	4.8(17)	4.1(17)	4.3	4.3(2)	4.3(2)	6.0
TOTAL CONSTRUCTION 'B'	21.7(19)	18.7(19)	19.5	14.3(3)	14.3(3)	19.3
TOTAL OPERATING EXP.A AND B	351.5(19)	342.2(19)	356.5	224.6(3)	224.6(3)	303.0
C1 INSURANCE	7.1(23)	6.7(23)	7.3	3.9(6)	3.4(6)	4.5
C2A REAL ESTATE TAX	154.9(23)	153.1(23)	165.4	17.8(6)	14.6(6)	19.5
C2B PERSONAL PROP.TAX ETC.	2.5(1)	2.5(1)	2.7	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	162.0(23)	159.9(23)	172.7	21.7(6)	18.0(6)	24.0
# TOTAL OPERATING EXP.A+B+C	511.5(19)	499.7(19)	520.6	240.8(3)	240.8(3)	324.9
# NET INCOME - GAIN	401.7(21)	424.4(22)	461.3	235.5(3)	235.5(3)	317.8
- LOSS	72.9(1)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	8.0(15)	8.0(15)	8.4	4.8(3)	4.7(3)	5.3
AMORTIZED TENANT ALTERATIONS	18.8(10)	18.8(10)	19.8	2.4(1)	2.4(1)	2.6
## TOTAL OPERATING EXP.A+B+C	476.4(14)	466.4(14)	487.1	320.2(2)	320.2(2)	357.9
## NET INCOME - GAIN	378.8(15)	401.3(15)	418.9	264.9(2)	264.9(2)	296.1
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		852.9(26)	908.1		439.8(3)	593.4
- STORE AREA	407.6(6)			0.0(0)		
- STORAGE AREA	327.6(10)			0.0(0)		
- SPECIAL AREA	215.5(1)			0.0(0)		
TOTAL RENTAL INCOME	847.1(26)			439.8(3)		
ELECTRICAL INCOME	32.4(2)			45.8(2)		
MISCELLANEOUS INCOME	18.6(18)			1.2(2)		
TOTAL OPERATING INCOME	860.6(26)			476.3(3)		
LABOR COST	56.3(24)			13.7(2)		
OPERATING RATIO %	56.0(26)			51.3(3)		
MANAGEMENT RATIO %	40.9(26)			47.1(3)		
AVG OFFICE VACANCY %	5.8(27)			25.2(6)		
AVG OFFICE OCCUPANCY %	94.2(27)			74.8(6)		
AVG OFFICE TENANT SQ. FT.	3704.9(24)			2427.2(4)		
AVG STORE TENANT SQ. FT.	3234.0(7)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	238.9(25)			31704.4(3)		
AVG SQ. FT. PER PERSON	248.0(27)	233.3(27)	219.9	287.6(2)	287.6(2)	205.0

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1979	DALLAS			DENVER ©		
Total Rentable Sq. Ft. Number of Buildings	17 1,506,398	17 1,421,183	17 1,390,535	14 516,307	14 358,344	14 335,048
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	56.0(17)	53.5(17)	54.7	35.4(14)	50.4(14)	53.9
A2 ELECTRICAL SYSTEMS	7.9(17)	3.0(17)	3.1	1.4(14)	1.8(14)	1.9
A3C COMBINED HVAC	22.4(16)	17.9(16)	18.4	9.0(14)	11.7(14)	12.5
A5 ELEVATORS	6.8(17)	6.7(17)	6.9	5.7(9)	6.0(9)	6.2
A6A GENERAL BUILDING COSTS	59.2(17)	57.6(17)	58.8	38.7(14)	46.5(14)	49.7
A6B ADMINISTRATIVE COSTS	36.9(17)	36.7(17)	37.5	40.7(14)	46.7(14)	49.9
A7 ENERGY	119.0(17)	120.2(17)	122.8	66.2(14)	76.8(14)	82.1
TOTAL OPERATING 'A'	304.6(17)	292.6(17)	299.1	194.1(14)	237.8(14)	254.3
B1 ALTERATIONS-TENANT AREA	40.6(15)	32.6(15)	33.3	13.1(2)	13.1(2)	15.1
B3 DECORATING- TENANT AREA	2.0(8)	2.4(8)	2.5	3.1(12)	4.9(12)	5.4
TOTAL CONSTRUCTION 'B'	39.9(17)	32.3(17)	33.0	5.1(12)	8.5(12)	9.3
TOTAL OPERATING EXP.A AND B	344.5(17)	325.0(17)	332.1	167.6(12)	217.0(12)	238.6
C1 INSURANCE	6.4(17)	6.4(17)	6.6	5.9(13)	5.7(13)	6.3
C2A REAL ESTATE TAX	88.8(17)	87.7(17)	89.6	58.6(13)	58.7(13)	64.6
C2B PERSONAL PROP.TAX ETC.	12.0(2)	12.2(2)	12.3	0.1(1)	0.1(1)	0.1
# TOTAL FIXED CHARGES 'C'	98.1(17)	97.2(17)	99.3	64.5(13)	64.5(13)	70.9
# TOTAL OPERATING EXP.A+B+C	442.6(17)	422.1(17)	431.4	234.3(12)	284.9(12)	313.3
# NET INCOME - GAIN	342.6(15)	410.5(15)	419.9	384.5(13)	720.3(13)	792.0
- LOSS	298.9(2)	301.7(2)	301.7	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	9.6(12)	9.7(12)	9.9	12.0(11)	11.3(11)	12.8
AMORTIZED TENANT ALTERATIONS	176.1(4)	176.1(4)	185.4	21.4(9)	21.4(9)	23.7
## TOTAL OPERATING EXP.A+B+C	453.0(12)	456.7(12)	470.7	232.9(11)	261.0(11)	294.0
## NET INCOME - GAIN	285.4(12)	294.3(12)	303.2	350.9(11)	906.1(11)	1020.8
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		802.9(15)	821.3		647.5(14)	692.5
- STORE AREA	759.9(6)			512.0(1)		
- STORAGE AREA	179.5(3)			198.1(11)		
- SPECIAL AREA	20.9(5)			608.5(10)		
TOTAL RENTAL INCOME	737.8(17)			611.6(14)		
ELECTRICAL INCOME	25.5(13)			22.1(9)		
MISCELLANEOUS INCOME	10.1(13)			58.6(10)		
TOTAL OPERATING INCOME	760.9(17)			659.0(14)		
LABOR COST	36.2(14)			18.1(1)		
OPERATING RATIO %	61.4(17)			40.3(14)		
MANAGEMENT RATIO %	45.3(17)			29.9(14)		
AVG OFFICE VACANCY %	2.2(17)			6.5(14)		
AVG OFFICE OCCUPANCY %	97.8(17)			93.5(14)		
AVG OFFICE TENANT SQ. FT.	2182.9(17)			2519.2(14)		
AVG STORE TENANT SQ. FT.	1736.3(2)			19.0(1)		
AVG. SQ. FT. PER EMPLOYEE	38392.5(13)			51853.5(1)		
AVG SQ. FT. PER PERSON	267.5(16)	253.0(16)	246.9	421.5(14)	294.2(14)	275.1

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1979	HARTFORD			HONOLULU		
Total Rentable Sq. Ft. Number of Buildings	5 806,207	5 558,198	5 468,030	12 743,405	12 675,800	12 605,871
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	61.6(5)	81.5(5)	97.2	54.6(12)	54.2(12)	60.5
A2 ELECTRICAL SYSTEMS	9.7(5)	12.7(5)	15.1	6.8(7)	7.5(7)	8.4
A3C COMBINED HVAC	19.6(5)	31.1(5)	37.1	16.0(12)	14.6(12)	16.3
A5 ELEVATORS	4.7(3)	5.6(3)	7.2	15.5(11)	14.0(11)	15.6
A6A GENERAL BUILDING COSTS	42.8(5)	48.2(5)	57.5	73.9(12)	73.5(12)	82.0
A6B ADMINISTRATIVE COSTS	23.6(5)	34.8(5)	41.5	57.5(12)	61.3(12)	68.4
A7 ENERGY	124.4(5)	134.8(5)	160.8	136.9(12)	137.8(12)	153.7
TOTAL OPERATING 'A'	284.4(5)	347.1(5)	413.9	358.5(12)	360.0(12)	401.6
B1 ALTERATIONS-TENANT AREA	0.0(0)	0.0(0)	0.0	39.2(3)	188.0(3)	219.8
B3 DECORATING- TENANT AREA	0.0(0)	0.0(0)	0.0	6.4(1)	24.5(1)	30.7
TOTAL CONSTRUCTION 'B'	0.0(0)	0.0(0)	0.0	43.8(3)	204.7(3)	239.4
TOTAL OPERATING EXP.A AND B	0.0(0)	0.0(0)	0.0	410.3(3)	577.3(3)	675.2
C1 INSURANCE	12.3(5)	13.2(5)	15.7	16.4(12)	16.0(12)	17.8
C2A REAL ESTATE TAX	86.8(5)	89.8(5)	107.1	63.2(11)	62.2(11)	69.6
C2B PERSONAL PROP.TAX ETC.	39.0(4)	39.0(4)	48.1	87.5(1)	87.5(1)	97.2
# TOTAL FIXED CHARGES 'C'	134.0(5)	136.1(5)	162.3	80.3(12)	78.9(12)	88.0
# TOTAL OPERATING EXP.A+B+C	0.0(0)	0.0(0)	0.0	503.8(3)	670.0(3)	783.5
# NET INCOME - GAIN	199.7(2)	237.8(2)	358.3	574.8(11)	609.7(11)	686.2
- LOSS	0.0(0)	0.0(0)	0.0	442.9(1)	438.5(1)	438.5
LEASE EXPENSE	33.3(1)	33.3(1)	65.3	32.9(4)	32.2(4)	36.6
AMORTIZED TENANT ALTERATIONS	5.2(1)	5.2(1)	5.2	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	0.0(0)	0.0(0)	0.0	538.3(3)	703.5(3)	822.7
## NET INCOME - GAIN	173.5(2)	213.4(2)	321.4	576.9(3)	583.0(3)	681.8
- LOSS	0.0(0)	0.0(0)	0.0	469.1(1)	464.6(1)	464.6
RENTAL INCOME - OFFICE AREA		391.8(3)	508.8		993.8(10)	1094.5
- STORE AREA	521.8(1)			968.9(3)		
- STORAGE AREA	170.8(1)			637.6(1)		
- SPECIAL AREA	0.0(0)			0.0(0)		
TOTAL RENTAL INCOME	509.4(2)			988.6(12)		
ELECTRICAL INCOME	8.9(1)			26.6(5)		
MISCELLANEOUS INCOME	1.2(1)			29.7(8)		
TOTAL OPERATING INCOME	517.0(2)			946.0(12)		
LABOR COST	59.5(5)			9.3(3)		
OPERATING RATIO %	66.4(2)			49.5(12)		
MANAGEMENT RATIO %	47.0(2)			39.5(12)		
AVG OFFICE VACANCY %	16.2(5)			10.3(12)		
AVG OFFICE OCCUPANCY %	83.8(5)			89.7(12)		
AVG OFFICE TENANT SQ. FT.	12316.6(5)			1326.7(5)		
AVG STORE TENANT SQ. FT.	0.0(0)			844.5(3)		
AVG. SQ. FT. PER EMPLOYEE	23034.5(5)			57300.1(3)		
AVG SQ. FT. PER PERSON	334.9(5)	238.3(5)	199.8	155.5(5)	150.7(5)	133.1

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1979	HOUSTON			KANSAS CITY		
Total Rentable Sq. Ft. Number of Buildings	18 4,768,191	18 4,409,502	18 4,273,103	3 168,52a	3 164,476	3 161,895
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	61.0(18)	65.1(18)	67.2	67.0(2)	69.1(2)	70.6
A2 ELECTRICAL SYSTEMS	6.4(9)	7.2(9)	7.2	9.7(1)	10.0(1)	10.3
A3C COMBINED HVAC	22.9(16)	24.6(16)	25.3	27.6(3)	23.7(3)	24.1
A5 ELEVATORS	9.6(18)	9.9(18)	10.2	10.5(2)	10.8(2)	11.1
A6A GENERAL BUILDING COSTS	79.1(18)	76.0(18)	78.4	41.4(3)	41.1(3)	41.7
A6B ADMINISTRATIVE COSTS	28.9(17)	29.5(17)	30.6	26.1(3)	26.5(3)	26.9
A7 ENERGY	129.5(18)	127.6(18)	131.7	117.8(3)	116.9(3)	118.8
TOTAL OPERATING 'A'	330.7(18)	332.3(18)	342.9	277.0(3)	274.0(3)	278.4
B1 ALTERATIONS-TENANT AREA	29.5(3)	27.1(3)	27.1	1.1(1)	1.2(1)	1.2
B3 DECORATING- TENANT AREA	4.5(7)	4.7(7)	4.7	6.2(1)	6.4(1)	6.6
TOTAL CONSTRUCTION 'B'	24.7(8)	23.6(8)	23.8	7.3(1)	7.6(1)	7.8
TOTAL OPERATING EXP.A AND B	489.8(8)	458.9(8)	502.1	404.7(1)	410.6(1)	423.3
C1 INSURANCE	5.3(17)	5.4(17)	5.6	12.5(3)	12.4(3)	12.6
C2A REAL ESTATE TAX	76.5(18)	77.1(18)	79.5	56.6(3)	56.6(3)	57.5
C2B PERSONAL PROP.TAX ETC.	59.9(1)	59.9(1)	59.9	0.3(1)	0.3(1)	0.3
# TOTAL FIXED CHARGES 'C'	87.5(18)	87.4(18)	90.2	69.2(3)	69.1(3)	70.2
# TOTAL OPERATING EXP.A+B+C	592.5(8)	602.5(8)	606.3	484.3(1)	490.2(1)	505.4
# NET INCOME - GAIN	409.6(15)	457.7(15)	464.0	307.8(3)	327.1(3)	332.3
- LOSS	88.9(1)	84.3(1)	96.9	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	25.5(12)	25.7(12)	26.7	0.6(1)	0.6(1)	0.6
AMORTIZED TENANT ALTERATIONS	41.5(7)	39.6(7)	40.0	6.1(1)	6.1(1)	6.3
## TOTAL OPERATING EXP.A+B+C	395.9(6)	405.6(6)	410.8	490.9(1)	496.9(1)	512.2
## NET INCOME - GAIN	387.5(12)	445.7(12)	452.5	255.6(1)	275.7(1)	284.2
- LOSS	102.6(1)	98.0(1)	112.6	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		654.0(16)	676.8		634.9(3)	645.0
- STORE AREA	654.3(7)			0.0(0)		
- STORAGE AREA	29.1(5)			150.7(1)		
- SPECIAL AREA	0.0(0)			0.0(0)		
TOTAL RENTAL INCOME	637.5(16)			623.2(3)		
ELECTRICAL INCOME	13.5(8)			0.0(0)		
MISCELLANEOUS INCOME	32.3(14)			65.6(1)		
TOTAL OPERATING INCOME	680.1(16)			657.9(3)		
LABOR COST	43.2(14)			40.1(1)		
OPERATING RATIO %	57.2(16)			53.7(3)		
MANAGEMENT RATIO %	40.0(16)			42.7(3)		
AVG OFFICE VACANCY %	3.1(18)			1.6(3)		
AVG OFFICE OCCUPANCY %	96.9(18)			98.4(3)		
AVG OFFICE TENANT SQ. FT.	11936.0(18)			2416.4(3)		
AVG STORE TENANT SQ. FT.	3616.8(7)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	38655.0(15)			32131.0(2)		
AVG SQ. FT. PER PERSON	224.1(15)	207.9(15)	200.2	147.8(3)	144.3(3)	142.0

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1979	LOS ANGELES			MIAMI ©		
Total Rentable Sq. Ft. Number of Buildings	6 1,940,677	6 1,804,591	6 1,799,724	10 390,904	10 380,157	10 364,099
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	96.8(6)	104.9(6)	105.2	43.6(10)	28.7(10)	30.0
A2 ELECTRICAL SYSTEMS	10.9(6)	11.0(6)	11.1	2.0(9)	1.9(9)	2.0
A3C COMBINED HVAC	17.3(6)	17.6(6)	17.6	21.6(10)	22.2(10)	23.2
A5 ELEVATORS	9.5(6)	9.7(6)	9.7	7.4(10)	7.2(10)	7.6
A6A GENERAL BUILDING COSTS	59.1(6)	58.1(6)	58.3	43.5(10)	43.6(10)	45.5
A6B ADMINISTRATIVE COSTS	23.7(5)	24.2(5)	24.3	8.3(10)	8.2(10)	8.6
A7 ENERGY	139.6(6)	140.4(6)	140.8	98.0(10)	99.2(10)	103.6
TOTAL OPERATING 'A'	354.4(6)	363.0(6)	364.9	224.1(10)	210.8(10)	220.1
B1 ALTERATIONS-TENANT AREA	13.1(5)	13.0(5)	13.0	7.3(4)	1.4(4)	1.5
B3 DECORATING- TENANT AREA	3.0(4)	3.0(4)	3.0	22.9(1)	0.0(1)	0.0
TOTAL CONSTRUCTION 'B'	15.3(5)	15.2(5)	15.3	10.5(4)	1.4(4)	1.5
TOTAL OPERATING EXP.A AND B	374.3(5)	383.4(5)	384.6	248.9(4)	236.6(4)	247.8
C1 INSURANCE	15.6(6)	16.0(6)	16.0	12.5(10)	12.5(10)	13.1
C2A REAL ESTATE TAX	63.5(6)	62.7(6)	62.9	65.4(10)	65.4(10)	68.3
C2B PERSONAL PROP.TAX ETC.	4.2(1)	4.2(1)	4.2	2.8(10)	2.9(10)	3.0
# TOTAL FIXED CHARGES 'C'	79.6(6)	79.2(6)	79.4	80.7(10)	80.8(10)	84.4
# TOTAL OPERATING EXP.A+B+C	456.1(5)	464.8(5)	466.2	319.1(4)	306.6(4)	321.1
# NET INCOME - GAIN	508.5(5)	580.4(5)	582.2	501.6(10)	541.4(10)	565.3
- LOSS	10.7(1)	9.6(1)	9.6	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	19.6(4)	19.9(4)	20.0	7.8(10)	7.8(10)	8.1
AMORTIZED TENANT ALTERATIONS	26.7(5)	24.1(5)	24.2	301.9(1)	301.9(1)	331.8
## TOTAL OPERATING EXP.A+B+C	481.4(4)	487.3(4)	489.1	331.1(4)	318.8(4)	333.9
## NET INCOME - GAIN	465.4(5)	539.2(5)	540.9	453.6(10)	492.4(10)	514.1
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		835.8(6)	838.0		820.4(6)	859.8
- STORE AREA	411.2(3)			0.0(0)		
- STORAGE AREA	454.6(5)			0.0(0)		
- SPECIAL AREA	786.0(1)			0.0(0)		
TOTAL RENTAL INCOME	813.4(6)			792.4(10)		
ELECTRICAL INCOME	12.6(4)			9.8(4)		
MISCELLANEOUS INCOME	104.2(4)			12.0(9)		
TOTAL OPERATING INCOME	900.1(6)			810.7(10)		
LABOR COST	44.4(3)			51.3(9)		
OPERATING RATIO %	54.0(6)			44.0(10)		
MANAGEMENT RATIO %	40.9(6)			28.2(10)		
AVG OFFICE VACANCY %	0.3(6)			4.2(10)		
AVG OFFICE OCCUPANCY %	99.7(6)			95.8(10)		
AVG OFFICE TENANT SQ. FT.	4942.9(5)			1523.4(10)		
AVG STORE TENANT SQ. FT.	4315.6(4)			339.0(4)		
AVG. SQ. FT. PER EMPLOYEE	29274.7(3)			1607.8(9)		
AVG SQ. FT. PER PERSON	252.5(5)	235.8(5)	235.1	149.5(10)	149.4(10)	143.1

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1979	MILWAUKEE			MINNEAPOLIS ©		
Total Rentable Sq. Ft. Number of Buildings	3 254,799	3 239,827	3 239,094	20 2,008,803	20 1,852,699	20 1,807,021
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	71.7(3)	62.2(3)	62.3	58.9(20)	62.2(20)	63.7
A2 ELECTRICAL SYSTEMS	3.6(3)	3.6(3)	3.6	3.3(9)	3.6(9)	3.7
A3C COMBINED HVAC	16.7(3)	17.2(3)	17.2	21.6(18)	23.2(18)	23.8
A5 ELEVATORS	6.9(3)	5.3(3)	5.4	7.0(15)	7.6(15)	7.7
A6A GENERAL BUILDING COSTS	44.1(3)	44.4(3)	44.5	58.8(20)	58.6(20)	60.1
A6B ADMINISTRATIVE COSTS	30.1(2)	25.7(2)	25.7	35.2(18)	37.0(18)	38.1
A7 ENERGY	102.5(3)	103.0(3)	103.3	88.2(20)	88.0(20)	90.2
TOTAL OPERATING 'A'	265.3(3)	252.2(3)	252.8	267.0(20)	274.4(20)	281.4
B1 ALTERATIONS-TENANT AREA	47.1(1)	47.1(1)	47.5	11.7(10)	12.6(10)	13.0
B3 DECORATING- TENANT AREA	37.7(1)	37.7(1)	38.0	3.6(8)	4.0(8)	4.1
TOTAL CONSTRUCTION 'B'	84.7(1)	84.7(1)	85.6	9.8(18)	10.3(18)	10.6
TOTAL OPERATING EXP.A AND B	321.8(1)	321.8(1)	325.0	275.9(18)	283.9(18)	291.2
C1 INSURANCE	8.2(3)	8.2(3)	8.2	5.3(20)	5.3(20)	5.5
C2A REAL ESTATE TAX	130.7(3)	132.1(3)	132.4	131.4(20)	131.6(20)	134.9
C2B PERSONAL PROP.TAX ETC.	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	139.0(3)	140.3(3)	140.6	136.8(20)	136.9(20)	140.4
# TOTAL OPERATING EXP.A+B+C	409.4(1)	409.4(1)	413.6	412.5(18)	420.7(18)	431.5
# NET INCOME - GAIN	444.4(2)	547.3(2)	549.2	391.9(20)	451.5(20)	463.0
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	34.1(2)	33.6(2)	33.7	2.8(6)	2.9(6)	3.0
AMORTIZED TENANT ALTERATIONS	0.0(0)	0.0(0)	0.0	24.8(1)	24.8(1)	26.1
## TOTAL OPERATING EXP.A+B+C	431.6(1)	431.6(1)	435.9	420.4(5)	426.9(5)	441.7
## NET INCOME - GAIN	410.3(2)	513.7(2)	515.5	406.3(6)	459.4(6)	474.7
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		923.2(2)	926.4		812.1(20)	832.6
- STORE AREA	0.0(0)			1718.9(2)		
- STORAGE AREA	50.4(1)			262.9(12)		
- SPECIAL AREA	0.0(0)			522.9(10)		
TOTAL RENTAL INCOME	842.0(2)			799.7(20)		
ELECTRICAL INCOME	0.0(0)			5.5(4)		
MISCELLANEOUS INCOME	0.0(0)			4.5(6)		
TOTAL OPERATING INCOME	842.0(2)			805.1(20)		
LABOR COST	20.5(3)			35.5(11)		
OPERATING RATIO %	51.3(2)			51.6(20)		
MANAGEMENT RATIO %	34.3(2)			34.3(20)		
AVG OFFICE VACANCY %	0.2(3)			2.5(20)		
AVG OFFICE OCCUPANCY %	99.8(3)			97.5(20)		
AVG OFFICE TENANT SQ. FT.	5807.7(2)			4033.6(18)		
AVG STORE TENANT SQ. FT.	0.0(0)			1169.8(2)		
AVG. SQ. FT. PER EMPLOYEE	11581.8(3)			33388.9(11)		
AVG SQ. FT. PER PERSON	281.0(2)	281.0(2)	279.9	217.9(15)	201.5(15)	197.5

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1979	NEW YORK CITY			OKLAHOMA CITY ©		
Total Rentable Sq. Ft. Number of Buildings	4 342,942	4 335,430	4 321,340	10 429,345	10 421,944	10 411,032
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	36.7(4)	37.5(4)	39.1	39.8(10)	20.7(10)	21.2
A2 ELECTRICAL SYSTEMS	4.8(2)	4.9(2)	5.5	6.7(10)	6.6(10)	6.8
A3C COMBINED HVAC	8.7(3)	8.9(3)	9.9	3.4(10)	3.4(10)	3.5
A5 ELEVATORS	3.6(3)	3.7(3)	3.9	6.1(6)	6.1(6)	6.2
A6A GENERAL BUILDING COSTS	78.4(4)	79.5(4)	83.0	43.4(10)	43.6(10)	44.7
A6B ADMINISTRATIVE COSTS	29.1(4)	28.7(4)	30.0	37.7(10)	37.8(10)	38.8
A7 ENERGY	131.6(4)	130.8(4)	136.5	76.9(10)	77.1(10)	79.1
TOTAL OPERATING 'A'	284.5(4)	285.3(4)	297.8	212.9(10)	194.1(10)	199.3
B1 ALTERATIONS-TENANT AREA	0.0(0)	0.0(0)	0.0	3.2(10)	3.2(10)	3.3
B3 DECORATING- TENANT AREA	44.9(1)	44.9(1)	44.9	2.0(4)	2.0(4)	2.0
TOTAL CONSTRUCTION 'B'	44.9(1)	44.9(1)	44.9	3.6(10)	3.6(10)	3.7
TOTAL OPERATING EXP.A AND B	313.0(1)	313.0(1)	313.0	216.5(10)	197.7(10)	202.9
C1 INSURANCE	10.6(4)	10.6(4)	11.1	5.3(10)	5.3(10)	5.5
C2A REAL ESTATE TAX	118.3(4)	117.4(4)	122.5	33.4(10)	33.4(10)	34.3
C2B PERSONAL PROP.TAX ETC.	0.0(0)	0.0(0)	0.0	0.3(2)	0.3(2)	0.3
# TOTAL FIXED CHARGES 'C'	128.9(4)	128.0(4)	133.6	38.9(10)	38.9(10)	39.9
# TOTAL OPERATING EXP.A+B+C	412.6(1)	412.6(1)	412.6	255.4(10)	236.6(10)	242.9
# NET INCOME - GAIN	490.5(4)	510.9(4)	533.3	472.5(10)	504.1(10)	517.5
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	6.9(2)	6.9(2)	7.2	0.6(8)	0.6(8)	0.6
AMORTIZED TENANT ALTERATIONS	12.6(2)	12.6(2)	12.7	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	430.5(1)	430.5(1)	430.5	289.7(8)	289.7(8)	292.0
## NET INCOME - GAIN	471.8(3)	493.6(3)	517.1	374.1(8)	374.1(8)	377.0
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		910.9(4)	950.8		731.3(10)	750.8
- STORE AREA	526.9(1)			0.0(0)		
- STORAGE AREA	0.0(0)			0.0(0)		
- SPECIAL AREA	0.0(0)			0.0(0)		
TOTAL RENTAL INCOME	902.0(4)			718.7(10)		
ELECTRICAL INCOME	52.0(2)			1.6(4)		
MISCELLANEOUS INCOME	10.7(3)			11.9(6)		
TOTAL OPERATING INCOME	929.6(4)			727.9(10)		
LABOR COST	36.3(3)			15.5(10)		
OPERATING RATIO %	48.8(4)			35.1(10)		
MANAGEMENT RATIO %	33.4(4)			29.7(10)		
AVG OFFICE VACANCY %	4.2(4)			2.6(10)		
AVG OFFICE OCCUPANCY %	95.8(4)			97.4(10)		
AVG OFFICE TENANT SQ. FT.	4401.9(4)			3090.5(10)		
AVG STORE TENANT SQ. FT.	807.6(1)			98.7(2)		
AVG. SQ. FT. PER EMPLOYEE.	26495.2(3)			85869.0(10)		
AVG SQ. FT. PER PERSON	235.5(4)	238.4(4)	224.6	276.1(10)	284.1(10)	276.8

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1979	OMAHA			ORLANDO ©		
Total Rentable Sq. Ft. Number of Buildings	5 399,516	5 339,767	5 339,767	7 330,367	7 330,367	7 260,006
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	70.5(5)	77.0(5)	77.0	38.4(7)	38.1(7)	48.4
A2 ELECTRICAL SYSTEMS	5.4(5)	5.2(5)	5.2	12.4(7)	6.2(7)	7.9
A3C COMBINED HVAC	42.7(5)	39.4(5)	39.4	15.0(7)	15.0(7)	19.0
A5 ELEVATORS	9.2(5)	8.5(5)	8.5	3.9(4)	3.9(4)	5.0
A6A GENERAL BUILDING COSTS	67.9(5)	64.6(5)	64.6	43.3(7)	43.3(7)	55.0
A6B ADMINISTRATIVE COSTS	39.6(5)	40.7(5)	40.7	51.0(7)	38.5(7)	48.9
A7 ENERGY	154.7(5)	160.2(5)	160.2	84.4(7)	84.4(7)	107.3
TOTAL OPERATING 'A'	389.9(5)	395.6(5)	395.6	247.5(7)	228.6(7)	290.4
B1 ALTERATIONS-TENANT AREA	1.8(2)	2.2(2)	2.2	3.2(3)	50.1(3)	67.4
B3 DECORATING- TENANT AREA	3.0(4)	3.5(4)	3.5	2.2(3)	63.1(3)	84.8
TOTAL CONSTRUCTION 'B'	4.2(4)	4.8(4)	4.8	5.4(3)	113.2(3)	152.1
TOTAL OPERATING EXP.A AND B	413.5(4)	418.9(4)	418.9	280.1(3)	387.5(3)	520.8
C1 INSURANCE	11.4(5)	11.4(5)	11.4	8.2(7)	8.2(7)	10.5
C2A REAL ESTATE TAX	114.8(5)	117.1(5)	117.1	60.5(7)	60.5(7)	76.8
C2B PERSONAL PROP.TAX ETC.	0.5(3)	0.5(3)	0.5	0.1(1)	0.1(1)	0.3
# TOTAL FIXED CHARGES 'C'	126.6(5)	128.9(5)	128.9	68.7(7)	68.7(7)	87.3
# TOTAL OPERATING EXP.A+B+C	547.9(4)	555.4(4)	555.4	361.6(3)	469.0(3)	630.4
# NET INCOME - GAIN	309.7(4)	358.5(4)	358.5	254.8(6)	198.3(6)	220.3
- LOSS	0.0(0)	0.0(0)	0.0	41.1(1)	40.1(1)	95.4
LEASE EXPENSE	0.7(2)	0.7(2)	0.7	19.0(7)	19.0(7)	24.2
AMORTIZED TENANT ALTERATIONS	19.9(2)	19.9(2)	19.9	142.9(4)	142.9(4)	185.6
## TOTAL OPERATING EXP.A+B+C	548.8(3)	558.2(3)	558.2	566.7(3)	674.1(3)	906.1
## NET INCOME - GAIN	221.2(2)	221.2(2)	221.2	221.1(6)	164.6(6)	182.8
- LOSS	0.0(0)	0.0(0)	0.0	488.9(1)	487.8(1)	1161.5
RENTAL INCOME - OFFICE AREA		755.1(4)	755.1		503.6(7)	639.9
- STORE AREA	435.2(2)			0.0(0)		
- STORAGE AREA	39.2(1)			0.0(0)		
- SPECIAL AREA	23.3(1)			0.0(0)		
TOTAL RENTAL INCOME	788.7(4)			503.6(7)		
ELECTRICAL INCOME	84.4(1)			0.3(1)		
MISCELLANEOUS INCOME	3.6(4)			1.3(3)		
TOTAL OPERATING INCOME	811.6(4)			504.4(7)		
LABOR COST	105.9(3)			27.4(7)		
OPERATING RATIO %	63.1(4)			89.4(7)		
MANAGEMENT RATIO %	45.5(4)			49.7(7)		
AVG OFFICE VACANCY %	0.0(5)			21.3(7)		
AVG OFFICE OCCUPANCY %	100.0(5)			78.7(7)		
AVG OFFICE TENANT SQ. FT.	4044.8(5)			1969.8(7)		
AVG STORE TENANT SQ. FT.	1918.2(3)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	7057.6(3)			34.4(7)		
AVG SQ. FT. PER PERSON	159.3(5)	140.1(5)	140.1	220.0(7)	220.0(7)	173.1

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1979	PHILADELPHIA			PITTSBURGH		
Total Rentable Sq. Ft. Number of Buildings	13 1,077,466	13 997,852	13 967,270	3 172,348	3 172,098	3 161,194
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	85.1(13)	98.2(13)	97.2	56.8(3)	56.3(3)	60.1
A2 ELECTRICAL SYSTEMS	15.7(13)	15.0(13)	15.5	6.2(3)	6.1(3)	6.5
A3C COMBINED HVAC	29.1(13)	28.2(13)	29.1	6.0(3)	5.9(3)	6.3
A5 ELEVATORS	9.6(13)	9.1(13)	9.4	7.0(3)	7.0(3)	7.5
A6A GENERAL BUILDING COSTS	93.7(13)	91.1(13)	94.0	48.3(3)	48.3(3)	51.6
A6B ADMINISTRATIVE COSTS	37.4(13)	37.4(13)	38.6	25.4(3)	25.3(3)	27.0
A7 ENERGY	171.9(13)	172.3(13)	177.7	128.0(3)	128.1(3)	136.7
TOTAL OPERATING 'A'	442.5(13)	447.4(13)	461.5	277.8(3)	277.0(3)	295.8
B1 ALTERATIONS-TENANT AREA	45.4(12)	44.7(12)	46.3	15.2(1)	61.1(1)	71.9
B3 DECORATING- TENANT AREA	21.4(12)	23.1(12)	23.9	4.4(3)	8.7(3)	9.3
TOTAL CONSTRUCTION 'B'	66.8(12)	67.8(12)	70.2	8.8(3)	26.4(3)	28.2
TOTAL OPERATING EXP.A AND B	522.6(12)	530.1(12)	548.5	286.6(3)	303.4(3)	323.9
C1 INSURANCE	7.3(12)	7.1(12)	7.3	38.7(2)	38.8(2)	42.7
C2A REAL ESTATE TAX	138.6(12)	137.6(12)	142.4	25.0(2)	25.0(2)	27.5
C2B PERSONAL PROP.TAX ETC.	0.0(0)	0.0(0)	0.0	3.8(1)	3.8(1)	4.5
# TOTAL FIXED CHARGES 'C'	145.9(12)	144.7(12)	149.7	65.3(2)	65.3(2)	71.9
# TOTAL OPERATING EXP.A+B+C	668.5(12)	674.8(12)	698.2	353.8(2)	378.2(2)	416.5
# NET INCOME - GAIN	354.4(10)	399.6(10)	422.5	396.9(2)	374.1(2)	412.0
- LOSS	542.3(2)	507.1(2)	507.1	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	15.5(12)	16.1(12)	16.6	1.6(3)	1.6(3)	1.7
AMORTIZED TENANT ALTERATIONS	19.2(4)	18.9(4)	19.2	4.0(1)	4.0(1)	4.7
## TOTAL OPERATING EXP.A+B+C	695.1(12)	702.0(12)	726.3	357.7(2)	382.1(2)	420.8
## NET INCOME - GAIN	330.7(10)	374.9(10)	396.4	393.0(2)	370.2(2)	407.7
- LOSS	573.5(2)	538.3(2)	538.3	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		643.0(12)	665.3		770.5(3)	822.7
- STORE AREA	895.6(3)			1608.0(1)		
- STORAGE AREA	449.6(1)			0.0(0)		
- SPECIAL AREA	197.6(1)			0.0(0)		
TOTAL RENTAL INCOME	623.4(12)			778.1(3)		
ELECTRICAL INCOME	14.2(9)			34.9(1)		
MISCELLANEOUS INCOME	89.6(8)			0.4(2)		
TOTAL OPERATING INCOME	669.6(12)			789.1(3)		
LABOR COST	91.6(11)			22.8(2)		
OPERATING RATIO %	103.8(12)			42.4(3)		
MANAGEMENT RATIO %	78.0(12)			36.3(3)		
AVG OFFICE VACANCY %	3.1(13)			6.3(3)		
AVG OFFICE OCCUPANCY %	96.9(13)			93.7(3)		
AVG OFFICE TENANT SQ. FT.	4047.2(13)			11889.8(2)		
AVG STORE TENANT SQ. FT.	1138.7(3)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	34.6(11)			25000.0(1)		
AVG SQ. FT. PER PERSON	207.4(12)	198.8(12)	192.0	286.3(3)	286.8(3)	268.6

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
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1979	SAN ANTONIO			SEATTLE ©		
Total Rentable Sq. Ft.	6	6	6	7	7	7
Number of Buildings	1,986,817	1,342,098	1,246,739	652,079	577,362	568,595
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	36.0(6)	32.9(6)	35.4	69.7(7)	69.4(7)	70.4
A2 ELECTRICAL SYSTEMS	13.4(5)	11.6(5)	12.6	3.6(7)	3.6(7)	3.7
A3C COMBINED HVAC	35.2(6)	25.6(6)	27.5	6.3(7)	6.8(7)	6.9
A5 ELEVATORS	8.5(6)	7.4(6)	7.9	9.8(7)	9.8(7)	10.0
A6A GENERAL BUILDING COSTS	83.8(6)	81.6(6)	87.8	124.4(7)	126.5(7)	128.5
A6B ADMINISTRATIVE COSTS	25.6(6)	24.9(6)	26.8	77.9(3)	80.7(3)	81.0
A7 ENERGY	96.9(6)	100.0(6)	107.7	37.8(7)	38.4(7)	39.0
TOTAL OPERATING 'A'	299.0(6)	283.5(6)	305.2	273.9(7)	279.6(7)	283.9
B1 ALTERATIONS-TENANT AREA	35.1(4)	36.0(4)	36.7	22.7(7)	22.4(7)	22.7
B3 DECORATING- TENANT AREA	2.8(2)	3.0(2)	3.0	9.1(3)	9.4(3)	9.5
TOTAL CONSTRUCTION 'B'	37.6(4)	38.5(4)	39.2	25.3(7)	25.3(7)	25.7
TOTAL OPERATING EXP.A AND B	339.8(4)	321.5(4)	327.7	299.2(7)	305.0(7)	309.7
C1 INSURANCE	4.7(6)	5.4(6)	5.8	30.1(7)	29.6(7)	30.1
C2A REAL ESTATE TAX	123.8(5)	118.2(5)	120.4	88.5(7)	88.0(7)	89.4
C2B PERSONAL PROP.TAX ETC.	3.1(1)	3.1(1)	3.1	0.2(2)	0.2(2)	0.2
# TOTAL FIXED CHARGES 'C'	120.8(6)	113.7(6)	122.4	118.7(7)	117.7(7)	119.5
# TOTAL OPERATING EXP.A+B+C	471.0(4)	447.5(4)	456.1	417.9(7)	422.7(7)	429.2
# NET INCOME - GAIN	201.0(5)	298.5(5)	370.5	338.5(3)	145.9(7)	148.2
- LOSS	0.0(0)	0.0(0)	0.0	15.2(4)	0.0(0)	0.0
LEASE EXPENSE	4.7(3)	4.9(3)	6.9	0.0(0)	0.0(0)	0.0
AMORTIZED TENANT ALTERATIONS	146.0(2)	142.1(2)	142.1	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	603.1(2)	592.7(2)	601.4	0.0(0)	0.0(0)	0.0
## NET INCOME - GAIN	228.5(3)	277.2(3)	390.0	0.0(0)	0.0(0)	0.0
- LOSS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		581.9(5)	722.2		542.8(7)	551.2
- STORE AREA	390.1(2)			0.0(0)		
- STORAGE AREA	4.8(3)			68.1(3)		
- SPECIAL AREA	5.8(2)			0.0(0)		
TOTAL RENTAL INCOME	558.4(5)			484.8(7)		
ELECTRICAL INCOME	49.4(3)			0.0(0)		
MISCELLANEOUS INCOME	24.1(5)			65.2(3)		
TOTAL OPERATING INCOME	615.6(5)			503.4(7)		
LABOR COST	92.9(4)			86.9(5)		
OPERATING RATIO %	67.9(5)			83.0(7)		
MANAGEMENT RATIO %	57.2(5)			59.4(7)		
AVG OFFICE VACANCY %	7.1(6)			1.5(7)		
AVG OFFICE OCCUPANCY %	92.9(6)			98.5(7)		
AVG OFFICE TENANT SQ. FT.	1684.0(5)			6248.3(7)		
AVG STORE TENANT SQ. FT.	962.1(2)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	4090.9(6)			15640.3(5)		
AVG SQ. FT. PER PERSON	332.2(6)	225.7(6)	209.6	237.8(7)	210.6(7)	207.4

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1979	TAMPA			WASHINGTON, DC		
Total Rentable Sq. Ft. Number of Buildings	20 301,099	20 281,099	20 232,178	19 1,830,020	19 1,767,119	19 1,765,118
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	28.8(20)	29.9(20)	36.3	46.4(19)	36.0(19)	36.0
A2 ELECTRICAL SYSTEMS	1.7(19)	1.8(19)	2.2	12.3(2)	3.7(2)	3.7
A3C COMBINED HVAC	16.1(20)	16.9(20)	20.5	32.0(18)	27.7(18)	27.7
A5 ELEVATORS	0.9(1)	0.8(1)	0.8	7.0(17)	5.3(17)	5.3
A6A GENERAL BUILDING COSTS	24.7(20)	25.2(20)	30.5	27.3(19)	27.4(19)	27.4
A6B ADMINISTRATIVE COSTS	37.0(20)	36.5(20)	44.2	30.9(19)	29.3(19)	29.3
A7 ENERGY	87.9(20)	88.0(20)	106.5	111.6(19)	111.8(19)	111.9
TOTAL OPERATING 'A'	196.5(20)	198.6(20)	240.4	259.6(19)	238.7(19)	239.0
B1 ALTERATIONS-TENANT AREA	4.9(19)	52.2(19)	69.1	20.8(2)	20.5(2)	20.5
B3 DECORATING- TENANT AREA	5.0(19)	6.1(19)	8.1	0.0(0)	0.0(0)	0.0
TOTAL CONSTRUCTION 'B'	9.9(19)	58.3(19)	77.2	20.8(2)	20.5(2)	20.5
TOTAL OPERATING EXP.A AND B	222.0(19)	276.9(19)	366.7	222.1(2)	168.8(2)	168.8
C1 INSURANCE	9.9(20)	9.7(20)	11.8	6.8(19)	6.7(19)	6.7
C2A REAL ESTATE TAX	29.0(20)	28.9(20)	35.0	55.4(19)	55.7(19)	55.7
C2B PERSONAL PROP.TAX ETC.	1.0(18)	1.0(18)	1.3	1.5(16)	1.5(16)	1.5
# TOTAL FIXED CHARGES 'C'	39.5(20)	39.2(20)	47.5	63.2(19)	63.2(19)	63.3
# TOTAL OPERATING EXP.A+B+C	271.6(19)	327.2(19)	433.2	276.3(2)	223.1(2)	223.1
# NET INCOME - GAIN	306.3(1)	310.4(1)	316.8	322.4(19)	366.6(19)	367.0
- LOSS	203.8(19)	252.3(19)	334.1	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	22.9(20)	22.8(20)	27.6	0.0(0)	0.0(0)	0.0
AMORTIZED TENANT ALTERATIONS	0.0(0)	0.0(0)	0.0	42.1(1)	42.1(1)	52.6
## TOTAL OPERATING EXP.A+B+C	295.2(19)	350.6(19)	464.3	0.0(0)	0.0(0)	0.0
## NET INCOME - GAIN	284.9(1)	289.0(1)	295.0	54.5(1)	267.7(1)	334.6
- LOSS	227.4(19)	275.7(19)	365.1	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		199.2(20)	241.2		636.7(19)	637.4
- STORE AREA	0.0(0)			490.0(6)		
- STORAGE AREA	0.0(0)			266.7(1)		
- SPECIAL AREA	0.0(0)			0.0(0)		
TOTAL RENTAL INCOME	186.0(20)			633.9(19)		
ELECTRICAL INCOME	0.0(0)			0.0(0)		
MISCELLANEOUS INCOME	3.4(19)			48.8(2)		
TOTAL OPERATING INCOME	189.2(20)			653.6(19)		
LABOR COST	18.4(19)			13.5(2)		
OPERATING RATIO %	140.5(20)			50.7(19)		
MANAGEMENT RATIO %	107.5(20)			41.0(19)		
AVG OFFICE VACANCY %	17.4(20)			0.1(19)		
AVG OFFICE OCCUPANCY %	82.6(20)			99.9(19)		
AVG OFFICE TENANT SQ. FT.	2232.5(20)			42581.2(3)		
AVG STORE TENANT SQ. FT.	0.0(0)			10000.0(1)		
AVG. SQ. FT. PER EMPLOYEE	40995.6(19)			91985.0(2)		
AVG SQ. FT. PER PERSON	380.7(20)	355.4(20)	293.5	140.9(3)	136.4(3)	136.0

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MAP OF BOMA GEOGRAPHICAL REGIONS

REGION

The regional analyses on the following pages represent refinement of all the 1977 statistics into nine distinct groups based on regional location of the buildings reporting.

For example a building located in Portland Oregon should be compared to the "Pacific Northwest Region" table.

UNITED STATES

MIDDLE ATLANTIC—States of Maine, Vermont, New Hampshire, Massachusetts, Connecticut, Rhode Island, New York, Pennsylvania, Maryland, Delaware, New Jersey, District of Columbia

MIDWEST

NORTHERN—States of North Dakota, South Dakota, Nebraska, Kansas, Missouri, Iowa, Minnesota, Wisconsin

NORTH CENTRAL—States of Michigan, Illinois, Indiana, Ohio

PACIFIC NORTHWEST—States of Washington, Oregon, Montana, Idaho, Wyoming, Alaska

PACIFIC SOUTHWEST—States of California, Nevada, Utah, Arizona, Hawaii

SOUTHERN—States of Kentucky, West Virginia, Virginia, Tennessee, North Carolina, South Carolina, Georgia, Alabama, Mississippi, Louisiana, Florida

SOUTHWEST—States of Arkansas, Oklahoma, Texas, New Mexico, Colorado

CANADA

BRITISH COLUMBIA

ONTARIO-QUEBEC

PRAIRIE PROVINCES—Alberta, Saskatchewan, Manitoba

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1979	DOWNTOWN			SUBURBAN ©		
Total Rentable Sq. Ft. Number of Buildings	186 77,161,206	186 69,519,369	186 68,214,003	51 5,263,363	51 4,725,345	51 4,558,975
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	112.4(186)	123.8(186)	126.1	65.2(51)	64.7(51)	67.1
A2 ELECTRICAL SYSTEMS	21.1(151)	22.0(151)	22.4	14.1(31)	12.6(31)	13.2
A3C COMBINED HVAC	35.4(179)	36.6(179)	37.3	29.8(47)	29.6(47)	30.7
A5 ELEVATORS	21.3(182)	22.3(182)	22.7	6.7(44)	6.0(44)	6.3
A6A GENERAL BUILDING COSTS	61.3(186)	61.1(186)	62.2	80.0(51)	78.9(51)	81.8
A6B ADMINISTRATIVE COSTS	35.1(183)	36.9(183)	37.6	30.4(50)	31.5(50)	32.7
A7 ENERGY	169.9(184)	170.7(184)	174.0	134.4(51)	135.3(51)	140.3
TOTAL OPERATING 'A'	449.8(186)	466.0(186)	475.0	353.0(51)	351.7(51)	364.5
B1 ALTERATIONS-TENANT AREA	33.2(92)	34.5(92)	35.2	28.8(18)	29.3(18)	29.8
B3 DECORATING- TENANT AREA	6.0(89)	6.3(89)	6.4	17.8(17)	19.5(17)	20.0
TOTAL CONSTRUCTION 'B'	28.9(119)	30.0(119)	30.5	37.1(21)	38.4(21)	39.0
TOTAL OPERATING EXP.A AND B	480.5(119)	492.0(119)	500.8	400.2(21)	383.9(21)	390.3
C1 INSURANCE	12.7(162)	13.0(162)	13.3	8.7(48)	8.6(48)	9.0
C2A REAL ESTATE TAX	209.8(167)	211.4(167)	215.3	85.2(49)	84.6(49)	87.7
C2B PERSONAL PROP.TAX ETC.	9.8(46)	8.9(46)	9.0	16.2(21)	12.9(21)	13.8
# TOTAL FIXED CHARGES 'C'	221.4(168)	223.0(168)	227.2	99.4(49)	97.3(49)	101.0
# TOTAL OPERATING EXP.A+B+C	708.9(116)	723.7(116)	736.9	497.5(20)	480.1(20)	488.2
# NET INCOME - GAIN	426.3(131)	532.9(131)	541.6	367.5(43)	436.5(43)	455.7
- LOSS	570.8(19)	655.8(19)	681.2	542.3(2)	507.1(2)	507.1
LEASE EXPENSE	19.6(67)	18.2(67)	18.7	17.2(20)	17.0(20)	18.8
AMORTIZED TENANT ALTERATIONS	40.5(42)	39.1(42)	40.0	16.2(10)	15.7(10)	16.0
## TOTAL OPERATING EXP.A+B+C	726.4(67)	734.8(67)	749.9	624.8(15)	627.7(15)	649.6
## NET INCOME - GAIN	428.1(67)	526.5(69)	536.8	325.5(20)	363.7(20)	409.1
- LOSS	581.3(14)	766.4(12)	788.1	573.5(2)	538.3(2)	538.3
RENTAL INCOME - OFFICE AREA		943.5(147)	960.4		745.7(47)	774.5
- STORE AREA	923.3(98)			581.8(13)		
- STORAGE AREA	177.2(54)			550.0(5)		
- SPECIAL AREA	517.9(35)			42.2(4)		
TOTAL RENTAL INCOME	927.2(153)			736.7(46)		
ELECTRICAL INCOME	37.8(45)			17.9(15)		
MISCELLANEOUS INCOME	53.1(95)			40.1(20)		
TOTAL OPERATING INCOME	972.4(153)			764.3(46)		
LABOR COST	141.8(118)			62.2(28)		
OPERATING RATIO %	71.9(153)			62.8(46)		
MANAGEMENT RATIO %	47.6(153)			49.7(46)		
AVG OFFICE VACANCY %	1.9(186)			3.5(51)		
AVG OFFICE OCCUPANCY %	98.1(186)			96.5(51)		
AVG OFFICE TENANT SQ. FT.	10558.3(150)			7483.2(31)		
AVG STORE TENANT SQ. FT.	3916.6(101)			1727.5(6)		
AVG. SQ. FT. PER EMPLOYEE	10149.9(117)			147.3(27)		
AVG SQ. FT. PER PERSON	214.1(135)	195.6(135)	192.3	200.0(34)	178.1(34)	169.7

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ANALYSIS BY REGION—MIDWEST NORTHERN

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1979	DOWNTOWN			SUBURBAN		©
Total Rentable Sq. Ft. Number of Buildings	96 20,539,193	96 17,760,236	96 17,263,401	42 3,916,196	42 3,564,175	42 3,475,807
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	74.7(94)	81.7(94)	84.0	62.4(41)	60.6(41)	62.2
A2 ELECTRICAL SYSTEMS	7.8(87)	7.8(87)	8.0	7.5(25)	7.2(25)	7.4
A3C COMBINED HVAC	24.8(93)	25.7(93)	26.5	28.0(40)	27.6(40)	28.4
A5 ELEVATORS	16.1(93)	16.8(93)	17.3	6.3(33)	6.4(33)	6.6
A6A GENERAL BUILDING COSTS	58.6(94)	58.7(94)	60.4	62.5(42)	60.9(42)	62.5
A6B ADMINISTRATIVE COSTS	36.7(92)	37.9(92)	39.1	34.7(38)	35.6(38)	36.7
A7 ENERGY	112.9(95)	113.4(95)	116.7	108.3(42)	108.0(42)	110.7
TOTAL OPERATING 'A'	329.4(95)	339.9(95)	349.6	300.8(42)	297.5(42)	305.0
B1 ALTERATIONS-TENANT AREA	23.2(55)	25.2(55)	25.8	10.9(15)	11.7(15)	12.1
B3 DECORATING- TENANT AREA	6.5(64)	7.3(64)	7.5	7.2(19)	7.6(19)	7.7
TOTAL CONSTRUCTION 'B'	23.1(77)	25.1(77)	25.9	10.5(29)	11.1(29)	11.3
TOTAL OPERATING EXP.A AND B	344.4(77)	357.2(77)	368.8	302.0(29)	305.9(29)	311.8
C1 INSURANCE	9.3(91)	9.2(91)	9.5	6.9(41)	6.9(41)	7.1
C2A REAL ESTATE TAX	101.2(94)	101.4(94)	104.4	122.9(41)	123.0(41)	126.1
C2B PERSONAL PROP.TAX ETC.	2.7(21)	2.6(21)	2.8	0.5(4)	0.4(4)	0.4
# TOTAL FIXED CHARGES 'C'	109.9(95)	109.8(95)	113.0	129.8(41)	129.9(41)	133.2
# TOTAL OPERATING EXP.A+B+C	450.9(77)	464.0(77)	479.1	436.3(29)	440.1(29)	448.5
# NET INCOME - GAIN	299.7(80)	401.5(80)	413.9	338.2(39)	412.0(39)	423.2
- LOSS	406.1(9)	434.1(9)	441.5	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	6.8(28)	6.9(28)	7.3	6.8(15)	6.8(15)	7.0
AMORTIZED TENANT ALTERATIONS	33.2(45)	33.9(45)	35.4	20.6(6)	20.7(6)	21.1
## TOTAL OPERATING EXP.A+B+C	472.7(50)	486.8(50)	508.4	459.7(12)	460.3(12)	471.2
## NET INCOME - GAIN	290.5(52)	401.4(52)	418.1	356.2(16)	400.5(16)	411.8
- LOSS	211.8(4)	211.7(4)	216.7	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		730.8(84)	754.4		797.2(38)	819.1
- STORE AREA	732.2(60)			1028.0(5)		
- STORAGE AREA	181.3(43)			140.0(17)		
- SPECIAL AREA	253.2(25)			247.8(12)		
TOTAL RENTAL INCOME	680.1(89)			764.6(40)		
ELECTRICAL INCOME	35.7(53)			9.2(5)		
MISCELLANEOUS INCOME	17.6(71)			6.4(18)		
TOTAL OPERATING INCOME	713.6(90)			771.2(40)		
LABOR COST	89.0(69)			62.7(25)		
OPERATING RATIO %	65.8(89)			56.6(40)		
MANAGEMENT RATIO %	49.0(89)			39.4(40)		
AVG OFFICE VACANCY %	2.8(96)			2.5(42)		
AVG OFFICE OCCUPANCY %	97.2(96)			97.5(42)		
AVG OFFICE TENANT SQ. FT.	4568.8(86)			4496.9(39)		
AVG STORE TENANT SQ. FT.	2868.9(67)			1380.1(6)		
AVG. SQ. FT. PER EMPLOYEE	3998.5(76)			181.1(26)		
AVG SQ. FT. PER PERSON	210.1(73)	192.8(73)	187.2	221.8(36)	203.2(36)	198.4

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ANALYSIS BY REGION—NORTH CENTRAL

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	120 38,474,511	120 33,828,213	120 32,623,666	50 4,806,285	50 4,460,234	50 4,188,435
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	104.5(120)	115.0(119)	119.3	87.5(50)	82.8(50)	88.2
A2 ELECTRICAL SYSTEMS	12.3(114)	12.8(114)	13.3	10.6(48)	10.9(48)	11.6
A3C COMBINED HVAC	34.7(119)	35.6(118)	36.9	29.1(49)	29.6(49)	31.5
A5 ELEVATORS	26.5(119)	28.0(119)	29.0	8.3(42)	8.2(42)	8.8
A6A GENERAL BUILDING COSTS	60.1(120)	60.3(120)	62.5	71.5(50)	67.5(50)	71.9
A6B ADMINISTRATIVE COSTS	38.0(117)	41.0(117)	42.6	36.9(49)	36.2(49)	38.6
A7 ENERGY	119.7(120)	121.3(120)	125.8	110.4(50)	109.1(50)	116.2
TOTAL OPERATING 'A'	394.5(120)	410.3(120)	425.4	352.0(50)	342.1(50)	364.3
B1 ALTERATIONS-TENANT AREA	18.1(81)	23.7(81)	24.6	20.4(29)	14.9(29)	15.7
B3 DECORATING- TENANT AREA	10.7(76)	11.5(76)	11.8	6.3(31)	4.6(31)	4.8
TOTAL CONSTRUCTION 'B'	23.0(99)	27.8(99)	28.7	22.8(35)	16.6(35)	17.5
TOTAL OPERATING EXP.A AND B	423.3(99)	441.8(99)	456.4	362.8(35)	344.8(35)	363.9
C1 INSURANCE	11.1(109)	11.1(109)	11.4	8.0(46)	7.8(46)	8.4
C2A REAL ESTATE TAX	138.9(113)	140.2(113)	144.9	117.1(45)	115.7(45)	124.7
C2B PERSONAL PROP.TAX ETC.	1.4(22)	1.5(22)	1.6	26.5(6)	26.7(6)	27.0
# TOTAL FIXED CHARGES 'C'	148.2(115)	149.4(115)	154.3	126.1(46)	124.3(46)	133.9
# TOTAL OPERATING EXP.A+B+C	581.9(96)	601.1(96)	618.5	487.1(35)	467.1(35)	493.1
# NET INCOME - GAIN	303.4(98)	399.9(100)	413.4	360.4(38)	408.7(39)	444.7
- LOSS	450.0(8)	574.2(6)	606.0	72.9(1)	0.0(0)	0.0
LEASE EXPENSE	7.0(50)	7.1(50)	7.3	9.5(25)	9.4(25)	9.8
AMORTIZED TENANT ALTERATIONS	29.9(37)	31.1(37)	32.1	20.2(15)	20.0(15)	21.1
## TOTAL OPERATING EXP.A+B+C	585.0(58)	603.2(58)	622.5	469.5(22)	448.4(22)	466.9
## NET INCOME - GAIN	312.3(61)	427.8(62)	439.8	314.9(27)	363.4(27)	381.3
- LOSS	222.0(5)	287.9(4)	356.2	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		778.7(108)	808.2		792.5(43)	850.1
- STORE AREA	825.2(77)			387.8(8)		
- STORAGE AREA	183.5(56)			513.5(17)		
- SPECIAL AREA	411.8(17)			200.8(5)		
TOTAL RENTAL INCOME	753.9(110)			786.2(43)		
ELECTRICAL INCOME	53.9(63)			32.5(6)		
MISCELLANEOUS INCOME	19.0(96)			30.3(30)		
TOTAL OPERATING INCOME	797.1(110)			811.7(43)		
LABOR COST	115.4(101)			71.4(39)		
OPERATING RATIO %	69.1(110)			56.9(43)		
MANAGEMENT RATIO %	50.3(110)			42.7(43)		
AVG OFFICE VACANCY %	3.6(120)			6.1(50)		
AVG OFFICE OCCUPANCY %	96.4(120)			93.9(50)		
AVG OFFICE TENANT SQ. FT.	5732.3(107)			3848.6(44)		
AVG STORE TENANT SQ. FT.	4537.8(79)			2451.7(9)		
AVG. SQ. FT. PER EMPLOYEE	12257.8(102)			342.6(40)		
AVG SQ. FT. PER PERSON	230.2(81)	206.3(81)	200.5	255.1(42)	239.4(42)	225.0

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft.	69	69	69	8	8	8
Number of Buildings	9,920,699	8,732,189	8,574,347	664,703	589,986	580,461
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	81.7(67)	93.4(66)	91.7	70.0(8)	69.7(8)	70.8
A2 ELECTRICAL SYSTEMS	5.3(61)	5.9(61)	5.8	3.5(8)	3.6(8)	3.6
A3C COMBINED HVAC	10.3(65)	15.5(65)	15.1	6.4(8)	6.9(8)	7.0
A5 ELEVATORS	23.7(67)	26.2(67)	25.7	9.8(7)	9.8(7)	10.0
A6A GENERAL BUILDING COSTS	43.9(68)	44.0(68)	43.2	122.7(8)	124.5(8)	126.6
A6B ADMINISTRATIVE COSTS	42.3(68)	47.7(68)	46.9	74.3(4)	76.8(4)	77.4
A7 ENERGY	57.4(68)	57.8(68)	56.8	38.3(8)	38.9(8)	39.5
TOTAL OPERATING 'A'	267.3(68)	288.6(68)	283.3	272.7(8)	278.2(8)	282.7
B1 ALTERATIONS-TENANT AREA	32.8(50)	38.4(50)	37.0	22.6(8)	22.3(8)	22.7
B3 DECORATING- TENANT AREA	6.4(33)	8.2(33)	7.7	9.1(3)	9.4(3)	9.5
TOTAL CONSTRUCTION 'B'	26.5(60)	31.2(60)	30.5	25.2(8)	25.2(8)	25.6
TOTAL OPERATING EXP.A AND B	282.4(60)	307.3(60)	300.7	297.9(8)	303.4(8)	308.4
C1 INSURANCE	7.7(61)	7.9(61)	7.6	29.8(8)	29.3(8)	29.8
C2A REAL ESTATE TAX	72.5(61)	74.8(61)	72.7	88.6(8)	88.2(8)	89.6
C2B PERSONAL PROP.TAX ETC.	1.6(25)	1.7(25)	1.6	0.2(2)	0.2(2)	0.2
# TOTAL FIXED CHARGES 'C'	81.0(61)	83.5(61)	81.2	118.5(8)	117.5(8)	119.4
# TOTAL OPERATING EXP.A+B+C	366.5(53)	393.9(53)	381.0	416.4(8)	420.9(8)	427.8
# NET INCOME - GAIN	346.9(53)	436.0(54)	452.4	332.7(4)	148.1(8)	150.5
- LOSS	153.5(6)	151.6(5)	88.3	15.2(4)	0.0(0)	0.0
LEASE EXPENSE	10.2(31)	9.8(31)	9.3	13.1(1)	13.1(1)	13.9
AMORTIZED TENANT ALTERATIONS	42.3(23)	42.7(23)	44.2	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	389.4(37)	418.4(37)	400.1	351.6(1)	351.6(1)	374.0
## NET INCOME - GAIN	339.1(36)	405.8(38)	421.3	235.4(1)	235.4(1)	250.4
- LOSS	122.2(5)	173.7(3)	96.4	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		662.6(60)	645.6		543.7(8)	552.7
- STORE AREA	445.5(53)			0.0(0)		
- STORAGE AREA	91.8(24)			68.1(3)		
- SPECIAL AREA	488.6(11)			0.0(0)		
TOTAL RENTAL INCOME	637.3(60)			486.8(8)		
ELECTRICAL INCOME	7.9(24)			0.0(0)		
MISCELLANEOUS INCOME	20.5(41)			65.2(3)		
TOTAL OPERATING INCOME	657.2(60)			505.0(8)		
LABOR COST	39.1(39)			86.9(5)		
OPERATING RATIO %	58.6(60)			82.5(8)		
MANAGEMENT RATIO %	42.6(60)			59.0(8)		
AVG OFFICE VACANCY %	1.8(69)			1.6(8)		
AVG OFFICE OCCUPANCY %	98.2(69)			98.4(8)		
AVG OFFICE TENANT SQ. FT.	3190.5(58)			5804.6(8)		
AVG STORE TENANT SQ. FT.	3028.0(53)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	228.4(40)			15640.3(5)		
AVG SQ. FT. PER PERSON	215.4(55)	200.5(55)	206.3	233.9(8)	207.6(8)	204.2

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ANALYSIS BY REGION—PACIFIC SOUTHWEST

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	126 28,157,507	126 25,261,605	126 24,590,219	27 3,711,171	27 3,049,597	27 2,956,001
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	96.5(126)	102.4(126)	105.2	80.5(27)	94.7(27)	97.7
A2 ELECTRICAL SYSTEMS	10.0(111)	10.4(111)	10.7	12.0(20)	13.1(20)	13.4
A3C COMBINED HVAC	28.2(113)	29.5(113)	30.4	17.3(27)	18.4(27)	18.9
A5 ELEVATORS	21.6(122)	22.4(122)	23.0	10.7(22)	10.9(22)	11.2
A6A GENERAL BUILDING COSTS	57.6(126)	56.7(126)	58.2	67.7(27)	69.7(27)	71.9
A6B ADMINISTRATIVE COSTS	36.3(121)	37.7(121)	38.7	36.9(26)	38.4(26)	39.7
A7 ENERGY	108.4(124)	108.1(124)	111.0	128.0(27)	130.3(27)	134.4
TOTAL OPERATING 'A'	355.1(126)	363.5(126)	373.4	349.5(27)	371.0(27)	382.8
B1 ALTERATIONS-TENANT AREA	30.8(70)	64.7(70)	66.7	15.2(17)	31.2(17)	32.0
B3 DECORATING- TENANT AREA	7.2(55)	6.7(55)	6.8	4.0(13)	6.2(13)	6.4
TOTAL CONSTRUCTION 'B'	28.9(92)	56.1(92)	57.6	18.1(17)	35.5(17)	36.3
TOTAL OPERATING EXP.A AND B	379.7(92)	413.5(92)	424.5	369.1(17)	413.9(17)	423.9
C1 INSURANCE	13.2(121)	13.1(121)	13.5	15.2(27)	14.9(27)	15.4
C2A REAL ESTATE TAX	69.2(122)	69.7(122)	71.6	65.9(26)	63.9(26)	65.9
C2B PERSONAL PROP.TAX ETC.	3.3(44)	3.2(44)	3.3	9.5(2)	9.2(2)	9.3
# TOTAL FIXED CHARGES 'C'	83.8(122)	84.1(122)	86.5	81.5(27)	79.2(27)	81.7
# TOTAL OPERATING EXP.A+B+C	461.8(90)	494.3(90)	507.8	453.3(17)	495.9(17)	507.9
# NET INCOME - GAIN	521.4(106)	598.2(106)	611.9	469.3(24)	652.8(24)	678.0
- LOSS	168.3(10)	335.3(10)	389.0	107.8(2)	91.3(2)	91.3
LEASE EXPENSE	6.2(77)	6.2(77)	6.3	17.4(15)	19.4(15)	20.0
AMORTIZED TENANT ALTERATIONS	29.0(42)	28.2(42)	29.1	23.7(8)	24.2(8)	24.4
## TOTAL OPERATING EXP.A+B+C	483.1(69)	521.8(69)	536.7	459.8(14)	507.5(14)	523.1
## NET INCOME - GAIN	508.9(83)	603.0(82)	615.7	419.8(15)	624.3(15)	641.4
- LOSS	267.2(2)	636.1(3)	698.1	469.1(1)	464.6(1)	464.6
RENTAL INCOME - OFFICE AREA		912.4(113)	938.8		874.3(24)	899.2
- STORE AREA	939.2(69)			451.4(9)		
- STORAGE AREA	304.6(51)			473.3(8)		
- SPECIAL AREA	251.0(13)			255.8(2)		
TOTAL RENTAL INCOME	897.9(119)			801.2(26)		
ELECTRICAL INCOME	19.7(26)			15.1(9)		
MISCELLANEOUS INCOME	43.9(85)			83.2(20)		
TOTAL OPERATING INCOME	936.4(119)			855.0(26)		
LABOR COST	63.7(67)			68.8(10)		
OPERATING RATIO %	50.5(119)			53.9(26)		
MANAGEMENT RATIO %	39.9(119)			41.0(26)		
AVG OFFICE VACANCY %	2.7(126)			3.1(27)		
AVG OFFICE OCCUPANCY %	97.3(126)			96.9(27)		
AVG OFFICE TENANT SQ. FT.	6530.1(118)			3059.4(19)		
AVG STORE TENANT SQ. FT.	2073.8(72)			7774.8(10)		
AVG. SQ. FT. PER EMPLOYEE	19799.2(73)			19912.0(10)		
AVG SQ. FT. PER PERSON	219.0(110)	204.4(110)	199.5	261.8(15)	218.4(15)	211.8

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ANALYSIS BY REGION—SOUTHERN

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	68 13,263,681	68 12,194,070	68 11,388,226	94 4,886,650	94 4,667,305	94 4,379,497
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	60.0(67)	79.5(67)	85.1	56.2(94)	49.3(94)	52.5
A2 ELECTRICAL SYSTEMS	11.6(61)	10.6(61)	11.4	8.6(83)	7.9(83)	8.4
A3C COMBINED HVAC	20.0(57)	21.2(57)	22.8	17.5(93)	16.2(93)	17.3
A5 ELEVATORS	15.5(66)	16.0(66)	17.1	6.8(51)	5.2(51)	5.4
A6A GENERAL BUILDING COSTS	55.5(67)	55.5(67)	59.4	50.0(94)	49.0(94)	52.2
A6B ADMINISTRATIVE COSTS	32.8(67)	33.1(67)	35.5	35.2(93)	32.3(93)	34.5
A7 ENERGY	116.0(58)	114.7(58)	123.0	89.8(93)	89.8(93)	95.9
TOTAL OPERATING 'A'	302.9(68)	322.3(68)	345.1	257.3(94)	243.7(94)	259.7
B1 ALTERATIONS-TENANT AREA	12.8(41)	12.2(41)	13.2	37.4(77)	46.4(77)	49.5
B3 DECORATING- TENANT AREA	6.8(35)	7.2(35)	7.9	4.5(47)	12.1(47)	13.4
TOTAL CONSTRUCTION 'B'	17.2(49)	17.1(49)	18.5	39.0(78)	51.8(78)	55.2
TOTAL OPERATING EXP.A AND B	317.9(49)	320.3(49)	347.5	291.3(78)	291.4(78)	310.4
C1 INSURANCE	8.6(59)	8.6(59)	9.2	6.4(82)	6.3(82)	6.8
C2A REAL ESTATE TAX	78.1(61)	79.0(61)	88.5	46.5(83)	46.4(83)	49.8
C2B PERSONAL PROP.TAX ETC.	12.3(30)	12.4(30)	13.1	11.0(41)	10.2(41)	11.4
# TOTAL FIXED CHARGES 'C'	87.0(64)	88.3(64)	94.9	54.8(84)	54.6(84)	58.6
# TOTAL OPERATING EXP.A+B+C	407.3(48)	411.7(48)	447.1	336.1(69)	335.2(69)	358.9
# NET INCOME - GAIN	305.1(58)	366.7(58)	393.8	374.3(59)	410.3(58)	431.6
- LOSS	119.7(6)	188.6(6)	204.4	211.6(23)	225.5(24)	289.2
LEASE EXPENSE	14.2(40)	14.7(40)	15.7	25.1(77)	25.4(77)	27.4
AMORTIZED TENANT ALTERATIONS	54.7(27)	54.4(27)	58.1	69.3(12)	71.1(12)	81.5
## TOTAL OPERATING EXP.A+B+C	439.0(34)	442.1(34)	477.7	369.2(65)	370.4(65)	398.2
## NET INCOME - GAIN	322.4(39)	384.6(40)	410.3	350.1(55)	382.4(54)	401.2
- LOSS	100.7(6)	187.9(5)	204.9	345.3(22)	365.5(23)	496.2
RENTAL INCOME - OFFICE AREA		658.8(67)	706.4		586.7(72)	628.3
- STORE AREA	674.6(33)			345.0(9)		
- STORAGE AREA	202.2(30)			50.1(3)		
- SPECIAL AREA	294.5(13)			79.0(2)		
TOTAL RENTAL INCOME	648.1(67)			618.3(82)		
ELECTRICAL INCOME	28.4(19)			12.7(23)		
MISCELLANEOUS INCOME	26.8(44)			13.4(67)		
TOTAL OPERATING INCOME	679.9(67)			633.6(82)		
LABOR COST	47.3(43)			45.8(68)		
OPERATING RATIO %	63.1(67)			57.6(82)		
MANAGEMENT RATIO %	45.7(67)			43.1(82)		
AVG OFFICE VACANCY %	6.6(68)			6.2(94)		
AVG OFFICE OCCUPANCY %	93.4(68)			93.8(94)		
AVG OFFICE TENANT SQ. FT.	5562.9(67)			2670.7(91)		
AVG STORE TENANT SQ. FT.	2712.6(31)			1580.0(22)		
AVG. SQ. FT. PER EMPLOYEE	17358.9(46)			184.2(74)		
AVG SQ. FT. PER PERSON	232.2(59)	217.7(59)	203.6	199.3(73)	195.0(73)	181.9

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	94 24,067,240	94 21,481,238	94 20,465,261	68 9,567,960	68 8,312,035	68 7,939,449
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	67.2(94)	69.5(94)	72.9	52.0(68)	53.8(68)	56.3
A2 ELECTRICAL SYSTEMS	10.7(81)	10.1(81)	10.6	8.2(58)	6.4(58)	6.7
A3C COMBINED HVAC	27.6(79)	28.9(79)	29.9	23.7(65)	21.7(65)	22.8
A5 ELEVATORS	17.4(86)	17.5(86)	18.3	8.5(54)	8.5(54)	8.9
A6A GENERAL BUILDING COSTS	65.5(94)	64.6(94)	67.8	71.4(68)	68.9(68)	72.2
A6B ADMINISTRATIVE COSTS	42.5(94)	43.9(94)	46.1	30.7(67)	31.1(67)	32.6
A7 ENERGY	127.1(92)	127.3(92)	133.7	114.0(68)	115.7(68)	121.2
TOTAL OPERATING 'A'	352.6(94)	359.5(94)	377.3	303.7(68)	301.5(68)	315.6
B1 ALTERATIONS-TENANT AREA	16.7(73)	13.3(73)	13.8	31.9(35)	28.4(35)	29.0
B3 DECORATING- TENANT AREA	12.0(47)	13.0(47)	13.6	3.3(34)	3.7(34)	3.8
TOTAL CONSTRUCTION 'B'	23.6(77)	20.9(77)	21.7	29.7(52)	27.3(52)	27.9
TOTAL OPERATING EXP.A AND B	377.8(77)	383.3(77)	396.9	366.4(52)	362.4(52)	370.4
C1 INSURANCE	7.1(80)	7.1(80)	7.5	5.4(66)	5.6(66)	5.9
C2A REAL ESTATE TAX	71.6(88)	72.1(88)	75.8	85.2(66)	82.4(66)	85.5
C2B PERSONAL PROP.TAX ETC.	16.4(28)	12.5(28)	13.5	14.3(8)	15.6(8)	15.9
# TOTAL FIXED CHARGES 'C'	82.2(91)	81.9(91)	86.0	93.0(67)	90.2(67)	94.5
# TOTAL OPERATING EXP.A+B+C	461.9(77)	467.1(77)	483.6	469.2(52)	461.7(52)	471.9
# NET INCOME - GAIN	329.5(74)	417.5(74)	438.2	379.0(61)	445.1(61)	466.4
- LOSS	454.9(9)	392.4(9)	405.9	104.4(3)	99.8(3)	113.5
LEASE EXPENSE	24.5(41)	28.4(41)	25.4	19.4(49)	19.5(49)	20.8
AMORTIZED TENANT ALTERATIONS	31.8(28)	33.1(28)	35.7	104.4(24)	100.0(24)	103.9
## TOTAL OPERATING EXP.A+B+C	486.7(46)	488.9(46)	505.2	474.6(40)	462.8(40)	475.6
## NET INCOME - GAIN	309.6(49)	397.3(49)	421.7	345.1(49)	401.3(49)	423.8
- LOSS	240.6(4)	154.1(4)	156.0	102.6(1)	98.0(1)	112.6
RENTAL INCOME - OFFICE AREA		725.8(85)	762.1		684.1(63)	722.6
- STORE AREA	509.4(55)			597.0(17)		
- STORAGE AREA	220.6(38)			47.3(22)		
- SPECIAL AREA	457.8(15)			86.4(17)		
TOTAL RENTAL INCOME	725.5(83)			657.0(65)		
ELECTRICAL INCOME	35.5(40)			18.7(38)		
MISCELLANEOUS INCOME	17.7(61)			28.7(49)		
TOTAL OPERATING INCOME	731.9(83)			693.9(65)		
LABOR COST	48.7(68)			51.4(44)		
OPERATING RATIO %	65.6(83)			56.8(65)		
MANAGEMENT RATIO %	50.5(83)			40.6(65)		
AVG OFFICE VACANCY %	4.7(94)			4.5(68)		
AVG OFFICE OCCUPANCY %	95.3(94)			95.5(68)		
AVG OFFICE TENANT SQ. FT.	6079.3(79)			4370.2(67)		
AVG STORE TENANT SQ. FT.	3283.7(59)			2478.7(15)		
AVG. SQ. FT. PER EMPLOYEE	17250.3(69)			27842.0(46)		
AVG SQ. FT. PER PERSON	283.6(87)	243.2(87)	230.5	263.4(64)	228.0(64)	216.5

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ANALYSIS BY REGION—COMBINED

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1979	MIDDLE ATLANTIC			MIDWEST NORTHERN ©		
Total Rentable Sq. Ft. Number of Buildings	238 82,710,015	238 74,530,160	238 73,058,400	141 24,868,392	141 21,714,537	141 21,107,327
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	109.4(238)	120.0(238)	122.4	72.6(138)	77.1(138)	79.3
A2 ELECTRICAL SYSTEMS	20.7(183)	21.5(183)	21.9	7.8(115)	7.8(115)	8.0
A3C COMBINED HVAC	35.0(227)	36.0(227)	36.8	25.0(135)	25.7(135)	26.4
A5 ELEVATORS	20.5(227)	21.3(227)	21.7	14.7(129)	15.1(129)	15.5
A6A GENERAL BUILDING COSTS	62.4(238)	62.1(238)	63.3	58.9(139)	58.8(139)	60.5
A6B ADMINISTRATIVE COSTS	34.8(234)	36.6(234)	37.3	36.5(132)	37.6(132)	38.8
A7 ENERGY	167.6(236)	168.4(236)	171.8	112.8(140)	113.2(140)	116.5
TOTAL OPERATING 'A'	443.3(238)	458.4(238)	467.6	324.7(140)	331.3(140)	340.8
B1 ALTERATIONS-TENANT AREA	32.9(111)	34.1(111)	34.7	21.3(73)	22.9(73)	23.5
B3 DECORATING- TENANT AREA	6.5(107)	6.8(107)	6.9	6.6(86)	7.2(86)	7.4
TOTAL CONSTRUCTION 'B'	29.2(141)	30.3(141)	30.8	21.1(109)	22.6(109)	23.3
TOTAL OPERATING EXP.A AND B	476.1(141)	486.1(141)	494.7	338.0(109)	347.0(109)	357.8
C1 INSURANCE	12.4(211)	12.7(211)	13.0	8.9(134)	8.8(134)	9.0
C2A REAL ESTATE TAX	201.2(217)	202.7(217)	206.6	104.9(137)	105.2(137)	108.3
C2B PERSONAL PROP.TAX ETC.	10.4(68)	9.2(68)	9.5	2.5(26)	2.4(26)	2.6
# TOTAL FIXED CHARGES 'C'	213.1(218)	214.4(218)	218.7	113.2(138)	113.3(138)	116.6
# TOTAL OPERATING EXP.A+B+C	698.1(137)	710.9(137)	723.7	448.6(108)	469.3(108)	472.5
# NET INCOME - GAIN	420.6(175)	523.6(175)	533.2	302.6(121)	399.5(121)	411.9
- LOSS	569.6(21)	648.9(21)	672.9	406.1(9)	434.1(9)	441.5
LEASE EXPENSE	19.3(88)	18.0(88)	18.5	6.8(43)	6.9(43)	7.3
AMORTIZED TENANT ALTERATIONS	39.2(53)	37.8(53)	38.7	32.6(51)	33.2(51)	34.7
## TOTAL OPERATING EXP.A+B+C	721.3(83)	729.1(83)	744.4	471.3(62)	483.7(62)	503.9
## NET INCOME - GAIN	421.2(88)	516.1(90)	528.3	297.7(68)	401.3(68)	417.3
- LOSS	580.9(16)	753.4(14)	773.4	211.8(4)	211.7(4)	216.7
RENTAL INCOME - OFFICE AREA		927.3(195)	945.2		737.5(125)	761.1
- STORE AREA	910.1(111)			744.7(66)		
- STORAGE AREA	190.7(59)			177.0(62)		
- SPECIAL AREA	466.0(39)			252.4(38)		
TOTAL RENTAL INCOME	913.4(200)			690.5(132)		
ELECTRICAL INCOME	36.6(60)			33.6(59)		
MISCELLANEOUS INCOME	52.5(115)			16.5(92)		
TOTAL OPERATING INCOME	957.2(200)			719.5(133)		
LABOR COST	135.9(147)			84.5(96)		
OPERATING RATIO %	71.4(200)			64.4(132)		
MANAGEMENT RATIO %	47.8(200)			47.6(132)		
AVG OFFICE VACANCY %	2.0(238)			2.8(141)		
AVG OFFICE OCCUPANCY %	98.0(238)			97.2(141)		
AVG OFFICE TENANT SQ. FT.	10377.6(182)			4524.6(128)		
AVG STORE TENANT SQ. FT.	3821.4(107)			2740.8(74)		
AVG. SQ. FT. PER EMPLOYEE	1897.9(145)			1203.6(104)		
AVG SQ. FT. PER PERSON	213.4(170)	194.7(170)	191.1	212.2(112)	194.9(112)	189.2

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ANALYSIS BY REGION—COMBINED

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1979	NORTH CENTRAL			PACIFIC NORTHWEST		
Total Rentable Sq. Ft. Number of Buildings	173 43,847,347	173 38,819,092	173 37,328,428	78 10,724,033	78 9,302,610	78 9,448,166
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	103.1(173)	111.9(172)	116.4	81.6(76)	92.1(75)	90.7
A2 ELECTRICAL SYSTEMS	12.1(165)	12.6(165)	13.0	5.3(70)	5.9(70)	5.8
A3C COMBINED HVAC	34.2(171)	35.1(170)	36.5	14.0(74)	15.1(74)	14.8
A5 ELEVATORS	24.5(164)	25.7(164)	26.8	22.8(75)	25.0(75)	24.6
A6A GENERAL BUILDING COSTS	61.6(173)	61.4(173)	63.8	48.9(77)	49.2(77)	48.4
A6B ADMINISTRATIVE COSTS	37.8(169)	40.3(169)	41.9	42.5(73)	47.7(73)	46.9
A7 ENERGY	118.9(173)	120.1(173)	124.9	56.5(77)	56.9(77)	56.0
TOTAL OPERATING 'A'	390.8(173)	403.6(173)	419.7	268.6(77)	288.1(77)	283.7
B1 ALTERATIONS-TENANT AREA	18.2(111)	22.5(111)	23.4	31.4(59)	53.3(59)	51.6
B3 DECORATING- TENANT AREA	10.1(108)	10.6(108)	10.9	6.4(37)	9.8(37)	9.2
TOTAL CONSTRUCTION 'B'	22.9(135)	26.4(135)	27.3	26.1(69)	43.5(69)	42.7
TOTAL OPERATING EXP.A AND B	415.9(135)	430.0(135)	445.2	284.3(69)	320.3(69)	314.4
C1 INSURANCE	10.8(158)	10.7(158)	11.1	9.4(70)	9.5(70)	9.3
C2A REAL ESTATE TAX	137.1(161)	138.0(161)	143.2	73.2(70)	75.2(70)	73.4
C2B PERSONAL PROP.TAX ETC.	3.5(28)	3.5(28)	3.7	1.6(28)	1.6(28)	1.5
# TOTAL FIXED CHARGES 'C'	146.3(164)	147.1(164)	152.5	83.3(70)	85.5(70)	83.5
# TOTAL OPERATING EXP.A+B+C	569.9(132)	584.0(132)	602.6	371.1(62)	411.9(62)	400.5
# NET INCOME - GAIN	307.6(139)	398.7(142)	414.2	345.5(58)	410.6(62)	425.3
- LOSS	438.0(9)	574.2(6)	606.0	94.8(10)	216.6(6)	137.5
LEASE EXPENSE	7.3(75)	7.3(75)	7.6	10.2(32)	9.9(32)	9.3
AMORTIZED TENANT ALTERATIONS	28.9(54)	29.8(54)	30.8	42.3(23)	42.7(23)	44.2
## TOTAL OPERATING EXP.A+B+C	572.1(81)	584.3(81)	604.0	389.3(38)	418.2(38)	400.0
## NET INCOME - GAIN	312.2(90)	419.6(91)	432.3	338.9(37)	405.4(39)	420.9
- LOSS	222.0(5)	287.9(4)	356.2	122.2(5)	173.7(3)	96.4
RENTAL INCOME - OFFICE AREA		781.0(154)	813.4		653.9(69)	639.6
- STORE AREA	809.7(86)			445.7(54)		
- STORAGE AREA	215.6(75)			88.7(27)		
- SPECIAL AREA	395.7(23)			412.8(11)		
TOTAL RENTAL INCOME	758.0(156)			626.8(69)		
ELECTRICAL INCOME	53.1(71)			7.9(24)		
MISCELLANEOUS INCOME	20.3(128)			21.4(45)		
TOTAL OPERATING INCOME	799.7(156)			646.4(69)		
LABOR COST	111.5(143)			43.2(45)		
OPERATING RATIO %	67.9(156)			60.0(69)		
MANAGEMENT RATIO %	49.5(156)			43.7(69)		
AVG OFFICE VACANCY %	3.8(173)			1.6(78)		
AVG OFFICE OCCUPANCY %	96.2(173)			98.2(78)		
AVG OFFICE TENANT SQ. FT.	5495.0(154)			3286.5(67)		
AVG STORE TENANT SQ. FT.	4383.8(89)			3003.5(54)		
AVG. SQ. FT. PER EMPLOYEE	2512.2(145)			254.5(46)		
AVG SQ. FT. PER PERSON	231.5(126)	209.1(126)	202.2	217.1(64)	201.6(64)	206.6

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1979	PACIFIC SOUTHWEST			SOUTHERN		
Total Rentable Sq. Ft.	156	156	156	163	163	163
Number of Buildings	32,177,618	28,603,354	27,838,348	18,261,576	16,909,850	15,815,723
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	94.5(156)	101.3(156)	104.1	59.1(162)	71.2(162)	76.2
A2 ELECTRICAL SYSTEMS	10.2(132)	10.6(132)	10.9	10.8(145)	9.9(145)	10.6
A3C COMBINED HVAC	26.7(142)	28.0(142)	28.9	19.3(151)	19.9(151)	21.3
A5 ELEVATORS	20.3(147)	21.1(147)	21.6	13.5(118)	13.4(118)	14.3
A6A GENERAL BUILDING COSTS	58.7(156)	58.0(156)	59.6	54.3(162)	53.8(162)	57.6
A6B ADMINISTRATIVE COSTS	36.6(150)	38.0(150)	39.0	33.3(161)	32.8(161)	35.2
A7 ENERGY	110.6(154)	110.4(154)	113.5	108.8(152)	107.8(152)	115.4
TOTAL OPERATING 'A'	354.0(156)	363.8(156)	373.8	290.8(163)	301.0(163)	321.9
B1 ALTERATIONS-TENANT AREA	29.0(88)	60.7(88)	62.5	21.2(118)	24.3(118)	26.1
B3 DECORATING- TENANT AREA	6.6(69)	6.5(69)	6.6	6.2(82)	8.5(82)	9.4
TOTAL CONSTRUCTION 'B'	27.7(111)	53.7(111)	55.1	24.0(127)	28.4(127)	30.6
TOTAL OPERATING EXP.A AND B	378.1(111)	412.8(111)	423.6	309.5(127)	310.9(127)	335.3
C1 INSURANCE	13.4(151)	13.3(151)	13.6	8.0(142)	8.0(142)	8.6
C2A REAL ESTATE TAX	68.8(151)	69.1(151)	71.0	70.3(145)	70.2(145)	75.2
C2B PERSONAL PROP.TAX ETC.	3.4(46)	3.3(46)	3.4	12.1(71)	12.1(71)	12.8
# TOTAL FIXED CHARGES 'C'	83.5(152)	83.5(152)	85.9	79.4(149)	79.5(149)	85.4
# TOTAL OPERATING EXP.A+B+C	460.4(109)	493.7(109)	506.9	386.0(117)	387.9(117)	419.3
# NET INCOME - GAIN	513.9(133)	601.3(133)	615.8	321.3(117)	376.3(117)	402.0
- LOSS	159.4(12)	287.2(12)	323.1	164.0(30)	201.4(30)	230.8
LEASE EXPENSE	7.4(93)	7.5(93)	7.7	17.9(117)	18.5(117)	19.8
AMORTIZED TENANT ALTERATIONS	27.6(51)	27.1(51)	27.8	56.6(39)	56.7(39)	61.1
## TOTAL OPERATING EXP.A+B+C	478.0(84)	517.4(84)	532.0	413.4(99)	414.5(99)	447.1
## NET INCOME - GAIN	497.7(99)	603.1(98)	616.1	330.5(94)	384.0(94)	407.4
- LOSS	302.9(3)	614.9(4)	666.7	171.8(28)	239.7(28)	277.3
RENTAL INCOME - OFFICE AREA		906.6(139)	932.5		640.0(140)	686.7
- STORE AREA	809.5(78)			552.7(42)		
- STORAGE AREA	323.3(60)			174.1(33)		
- SPECIAL AREA	251.5(15)			255.9(15)		
TOTAL RENTAL INCOME	885.1(148)			638.7(150)		
ELECTRICAL INCOME	19.0(35)			24.9(42)		
MISCELLANEOUS INCOME	48.4(106)			23.4(111)		
TOTAL OPERATING INCOME	925.8(148)			666.3(150)		
LABOR COST	63.8(79)			46.9(112)		
OPERATING RATIO %	50.9(148)			62.1(150)		
MANAGEMENT RATIO %	40.0(148)			45.3(150)		
AVG OFFICE VACANCY %	2.7(156)			6.5(163)		
AVG OFFICE OCCUPANCY %	97.3(156)			93.5(163)		
AVG OFFICE TENANT SQ. FT.	5930.8(140)			4317.1(159)		
AVG STORE TENANT SQ. FT.	2491.8(84)			2871.5(54)		
AVG. SQ. FT. PER EMPLOYEE	19769.2(85)			652.4(121)		
AVG SQ. FT. PER PERSON	222.2(128)	205.2(128)	200.3	223.0(133)	211.3(133)	197.3

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1979	SOUTHWEST ©		
Total Rentable Sq. Ft. Number of Buildings	164 34,146,532	164 30,264,650	164 28,868,705
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	62.9(164)	65.1(164)	68.2
A2 ELECTRICAL SYSTEMS	10.1(141)	9.2(141)	9.7
A3C COMBINED HVAC	26.5(146)	26.9(146)	27.9
A5 ELEVATORS	15.0(142)	15.0(142)	15.8
A6A GENERAL BUILDING COSTS	66.6(164)	65.2(164)	68.4
A6B ADMINISTRATIVE COSTS	39.1(163)	40.2(163)	42.2
A7 ENERGY	123.3(162)	124.0(162)	130.0
TOTAL OPERATING 'A'	337.8(164)	342.5(164)	359.1
B1 ALTERATIONS-TENANT AREA	19.5(110)	15.9(110)	16.5
B3 DECORATING- TENANT AREA	9.8(82)	11.0(82)	11.4
TOTAL CONSTRUCTION 'B'	24.6(131)	21.9(131)	22.7
TOTAL OPERATING EXP.A AND B	373.7(131)	377.5(131)	389.7
C1 INSURANCE	6.7(147)	6.8(147)	7.1
C2A REAL ESTATE TAX	75.5(155)	75.1(155)	78.6
C2B PERSONAL PROP.TAX ETC.	15.8(36)	13.3(36)	14.2
# TOTAL FIXED CHARGES 'C'	84.9(160)	83.7(160)	87.8
# TOTAL OPERATING EXP.A+B+C	461.3(131)	463.8(131)	478.8
# NET INCOME - GAIN	342.3(136)	424.8(136)	445.6
- LOSS	335.5(12)	289.8(12)	309.5
LEASE EXPENSE	23.0(90)	22.9(90)	24.1
AMORTIZED TENANT ALTERATIONS	50.2(52)	47.8(52)	51.0
## TOTAL OPERATING EXP.A+B+C	484.1(86)	484.0(86)	499.7
## NET INCOME - GAIN	318.5(98)	358.4(98)	422.3
- LOSS	195.3(5)	135.8(5)	143.1
RENTAL INCOME - OFFICE AREA		716.6(149)	753.3
- STORE AREA	515.7(72)		
- STORAGE AREA	165.9(60)		
- SPECIAL AREA	264.8(32)		
TOTAL RENTAL INCOME	710.0(149)		
ELECTRICAL INCOME	30.9(78)		
MISCELLANEOUS INCOME	20.4(110)		
TOTAL OPERATING INCOME	723.8(149)		
LABOR COST	49.5(112)		
OPERATING RATIO %	63.4(149)		
MANAGEMENT RATIO %	48.2(149)		
AVG OFFICE VACANCY %	4.6(164)		
AVG OFFICE OCCUPANCY %	95.4(164)		
AVG OFFICE TENANT SQ. FT.	5456.8(148)		
AVG STORE TENANT SQ. FT.	3169.2(75)		
AVG. SQ. FT. PER EMPLOYEE	19465.1(116)		
AVG SQ. FT. PER PERSON	262.7(153)	238.1(153)	226.0

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
DOES NOT INCLUDE LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS
INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ANALYSIS BY AGE OF BUILDING—0-9 YEARS

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	158 71,601,772	158 64,364,900	158 62,374,504	244 22,500,591	244 19,852,730	244 18,790,831
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	77.9(157)	92.5(157)	95.4	58.6(244)	59.6(244)	63.0
A2 ELECTRICAL SYSTEMS	11.6(140)	11.7(140)	12.1	8.4(204)	8.0(204)	8.5
A3C COMBINED HVAC	25.6(150)	25.9(150)	26.7	22.5(238)	22.4(238)	23.7
A5 ELEVATORS	18.5(156)	18.8(156)	19.4	7.4(168)	7.2(168)	7.6
A6A GENERAL BUILDING COSTS	53.4(158)	52.8(158)	54.5	62.9(244)	60.9(244)	64.3
A6B ADMINISTRATIVE COSTS	32.8(158)	33.9(158)	35.0	33.2(234)	33.7(234)	35.8
A7 ENERGY	123.7(158)	123.6(158)	127.5	108.1(244)	108.5(244)	114.6
TOTAL OPERATING 'A'	339.9(158)	355.6(158)	367.0	295.8(244)	294.9(244)	311.6
B1 ALTERATIONS-TENANT AREA	20.5(79)	35.2(79)	36.3	27.1(140)	28.7(140)	29.9
B3 DECORATING- TENANT AREA	3.1(68)	3.2(68)	3.3	5.4(114)	8.2(114)	8.6
TOTAL CONSTRUCTION 'B'	18.1(102)	29.5(102)	30.2	26.2(176)	28.8(176)	30.0
TOTAL OPERATING EXP.A AND B	354.6(102)	371.0(102)	380.4	328.9(176)	329.8(176)	343.0
C1 INSURANCE	10.5(144)	10.5(144)	10.9	7.5(226)	7.3(226)	7.7
C2A REAL ESTATE TAX	144.4(147)	144.3(147)	148.6	88.9(226)	87.2(226)	92.0
C2B PERSONAL PROP.TAX ETC.	5.0(46)	3.8(46)	4.0	14.0(63)	13.3(63)	14.1
# TOTAL FIXED CHARGES 'C'	154.3(149)	154.0(149)	158.8	98.9(228)	96.4(228)	102.2
# TOTAL OPERATING EXP.A+B+C	528.8(95)	544.6(95)	557.7	431.4(166)	429.3(166)	447.0
# NET INCOME - GAIN	486.1(133)	577.4(133)	594.8	373.1(187)	434.2(192)	459.7
- LOSS	141.7(9)	415.7(9)	448.8	95.9(30)	128.9(25)	150.8
LEASE EXPENSE	12.3(78)	12.2(78)	12.5	20.6(149)	21.1(149)	22.8
AMORTIZED TENANT ALTERATIONS	30.2(51)	29.0(51)	30.0	81.0(54)	79.9(54)	84.8
## TOTAL OPERATING EXP.A+B+C	544.8(72)	560.6(72)	571.6	437.5(122)	435.6(122)	457.3
## NET INCOME - GAIN	472.9(94)	572.1(93)	586.7	328.6(134)	397.2(134)	421.3
- LOSS	64.4(4)	491.9(5)	531.9	189.7(22)	198.1(22)	242.2
RENTAL INCOME - OFFICE AREA		930.3(145)	959.8		696.6(210)	740.0
- STORE AREA	725.1(101)			506.6(33)		
- STORAGE AREA	234.3(70)			214.3(55)		
- SPECIAL AREA	640.1(28)			113.4(29)		
TOTAL RENTAL INCOME	918.0(147)			686.1(223)		
ELECTRICAL INCOME	30.8(56)			17.7(72)		
MISCELLANEOUS INCOME	31.9(111)			26.1(157)		
TOTAL OPERATING INCOME	959.3(147)			711.4(223)		
LABOR COST	64.5(111)			50.6(168)		
OPERATING RATIO %	54.5(147)			57.0(223)		
MANAGEMENT RATIO %	36.7(147)			41.0(223)		
AVG OFFICE VACANCY %	3.1(158)			5.3(244)		
AVG OFFICE OCCUPANCY %	96.9(158)			94.7(244)		
AVG OFFICE TENANT SQ. FT.	11304.1(141)			4231.5(226)		
AVG STORE TENANT SQ. FT.	3289.9(100)			4247.0(44)		
AVG. SQ. FT. PER EMPLOYEE	20342.6(110)			251.2(176)		
AVG SQ. FT. PER PERSON	233.2(126)	216.2(126)	210.3	247.5(200)	218.3(200)	205.8

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ANALYSIS BY AGE OF BUILDING—10-19 YEARS

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	205 53,539,484	205 48,485,772	205 48,153,712	87 9,617,569	87 8,919,487	87 8,700,238
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	93.9(204)	102.1(204)	102.8	76.6(86)	73.1(86)	74.9
A2 ELECTRICAL SYSTEMS	10.9(172)	11.3(172)	11.4	11.9(63)	10.6(63)	10.9
A3C COMBINED HVAC	28.8(184)	29.7(184)	29.9	26.3(83)	24.5(83)	25.2
A5 ELEVATORS	19.8(193)	20.9(193)	21.0	8.8(80)	7.9(80)	8.1
A6A GENERAL BUILDING COSTS	58.4(204)	57.9(204)	58.3	77.5(87)	75.7(87)	77.6
A6B ADMINISTRATIVE COSTS	32.9(204)	34.6(204)	34.9	34.4(85)	33.0(85)	33.8
A7 ENERGY	142.3(194)	141.8(194)	142.7	125.6(87)	124.9(87)	128.0
TOTAL OPERATING 'A'	382.3(205)	393.4(205)	396.1	356.4(87)	345.5(87)	354.2
B1 ALTERATIONS-TENANT AREA	15.2(124)	15.4(124)	15.4	23.3(53)	26.1(53)	26.8
B3 DECORATING- TENANT AREA	5.5(110)	5.5(110)	5.4	8.0(45)	7.8(45)	8.0
TOTAL CONSTRUCTION 'B'	15.4(155)	15.4(155)	15.4	27.5(58)	29.9(58)	30.6
TOTAL OPERATING EXP.A AND B	401.0(155)	412.9(155)	414.4	376.9(58)	366.3(58)	375.3
C1 INSURANCE	8.8(181)	8.8(181)	8.9	10.2(84)	10.3(84)	10.5
C2A REAL ESTATE TAX	143.2(194)	143.5(194)	144.6	81.3(84)	80.8(84)	83.0
C2B PERSONAL PROP.TAX ETC.	10.6(68)	10.0(68)	9.9	14.6(21)	13.9(21)	14.1
# TOTAL FIXED CHARGES 'C'	151.4(198)	152.2(198)	153.3	92.6(86)	92.2(86)	94.6
# TOTAL OPERATING EXP.A+B+C	556.7(154)	569.9(154)	572.0	470.8(58)	460.1(58)	471.2
# NET INCOME - GAIN	390.4(173)	478.2(174)	486.0	392.1(78)	461.0(78)	474.2
- LOSS	420.1(10)	403.7(9)	341.1	529.0(3)	498.7(3)	498.7
LEASE EXPENSE	9.3(100)	8.6(100)	8.6	12.5(48)	12.5(48)	12.9
AMORTIZED TENANT ALTERATIONS	32.7(70)	31.7(70)	32.5	15.2(21)	14.9(21)	15.2
## TOTAL OPERATING EXP.A+B+C	562.0(99)	573.7(99)	574.1	502.2(43)	495.9(43)	512.4
## NET INCOME - GAIN	386.6(112)	473.6(114)	482.9	406.5(46)	460.8(46)	477.9
- LOSS	473.2(7)	474.5(5)	363.8	559.5(3)	529.3(3)	529.3
RENTAL INCOME - OFFICE AREA		878.8(185)	885.1		793.5(80)	814.7
- STORE AREA	818.4(107)			532.4(26)		
- STORAGE AREA	234.4(78)			361.1(20)		
- SPECIAL AREA	282.9(36)			124.4(12)		
TOTAL RENTAL INCOME	852.5(186)			768.2(82)		
ELECTRICAL INCOME	33.6(58)			15.7(23)		
MISCELLANEOUS INCOME	55.4(129)			45.0(48)		
TOTAL OPERATING INCOME	891.9(186)			802.6(82)		
LABOR COST	68.3(113)			73.6(50)		
OPERATING RATIO %	62.0(186)			59.1(82)		
MANAGEMENT RATIO %	43.7(186)			46.2(82)		
AVG OFFICE VACANCY %	0.7(205)			2.5(87)		
AVG OFFICE OCCUPANCY %	99.3(205)			97.5(87)		
AVG OFFICE TENANT SQ. FT.	8111.1(176)			3439.5(66)		
AVG STORE TENANT SQ. FT.	3313.7(111)			1903.3(22)		
AVG. SQ. FT. PER EMPLOYEE	18526.6(116)			17122.1(51)		
AVG SQ. FT. PER PERSON	204.1(168)	189.6(168)	188.6	210.8(67)	198.3(67)	193.2

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ANALYSIS BY AGE OF BUILDING—20-29 YEARS

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	80 23,550,815	80 21,300,969	80 20,710,274	6 650,803	6 560,227	6 554,406
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	99.4(80)	105.0(80)	108.0	105.7(6)	107.8(6)	109.0
A2 ELECTRICAL SYSTEMS	16.2(69)	15.5(69)	15.9	33.6(3)	34.8(3)	35.2
A3C COMBINED HVAC	36.4(74)	38.9(74)	40.1	36.6(5)	36.6(5)	37.1
A5 ELEVATORS	20.6(77)	21.6(77)	22.3	16.6(4)	17.2(4)	17.3
A6A GENERAL BUILDING COSTS	67.2(80)	68.4(80)	70.3	160.7(6)	164.2(6)	165.9
A6B ADMINISTRATIVE COSTS	46.8(76)	49.3(76)	50.7	40.3(5)	46.6(5)	47.3
A7 ENERGY	137.9(78)	139.2(78)	143.3	67.8(5)	70.4(5)	71.4
TOTAL OPERATING 'A'	414.7(80)	431.0(80)	443.3	411.7(6)	425.3(6)	429.7
B1 ALTERATIONS-TENANT AREA	39.1(50)	41.0(50)	42.3	25.0(5)	28.7(5)	29.1
B3 DECORATING- TENANT AREA	8.2(48)	9.0(48)	9.3	2.8(4)	2.9(4)	3.0
TOTAL CONSTRUCTION 'B'	34.5(67)	36.3(67)	37.4	26.0(5)	29.6(5)	30.0
TOTAL OPERATING EXP.A AND B	436.6(67)	453.6(67)	466.5	455.3(5)	477.3(5)	484.2
C1 INSURANCE	7.5(75)	7.4(75)	7.7	10.3(5)	10.6(5)	10.8
C2A REAL ESTATE TAX	154.5(76)	155.2(76)	159.6	76.4(5)	77.3(5)	78.4
C2B PERSONAL PROP.TAX ETC.	2.3(20)	2.3(20)	2.4	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	162.3(76)	162.9(76)	167.5	86.7(5)	87.9(5)	89.2
# TOTAL OPERATING EXP.A+B+C	585.5(65)	603.2(65)	620.2	541.9(5)	565.3(5)	573.4
# NET INCOME - GAIN	300.4(57)	371.5(58)	381.5	329.6(2)	568.6(2)	616.6
- LOSS	216.7(12)	236.6(11)	262.4	140.4(2)	98.1(2)	100.9
LEASE EXPENSE	31.3(34)	32.6(34)	34.1	7.3(3)	8.0(3)	8.9
AMORTIZED TENANT ALTERATIONS	35.2(18)	35.3(18)	36.4	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	604.0(39)	623.7(39)	645.5	307.5(3)	374.1(3)	417.4
## NET INCOME - GAIN	300.2(31)	366.0(32)	379.6	320.9(2)	558.3(2)	605.4
- LOSS	98.1(9)	68.1(8)	69.5	66.7(1)	66.7(1)	81.4
RENTAL INCOME - OFFICE AREA		831.5(68)	860.5		492.9(4)	515.2
- STORE AREA	932.1(48)			458.1(1)		
- STORAGE AREA	282.1(36)			0.0(0)		
- SPECIAL AREA	224.8(16)			0.0(0)		
TOTAL RENTAL INCOME	804.6(69)			459.7(4)		
ELECTRICAL INCOME	29.4(35)			0.0(0)		
MISCELLANEOUS INCOME	24.1(52)			50.4(1)		
TOTAL OPERATING INCOME	834.8(70)			471.0(4)		
LABOR COST	108.9(56)			273.8(1)		
OPERATING RATIO %	73.0(70)			92.0(4)		
MANAGEMENT RATIO %	51.5(70)			73.1(4)		
AVG OFFICE VACANCY %	2.8(80)			1.0(6)		
AVG OFFICE OCCUPANCY %	97.2(80)			99.0(6)		
AVG OFFICE TENANT SQ. FT.	9705.7(67)			6854.4(5)		
AVG STORE TENANT SQ. FT.	4629.8(46)			2425.0(1)		
AVG. SQ. FT. PER EMPLOYEE	10162.8(61)			6746.0(1)		
AVG SQ. FT. PER PERSON	222.9(59)	204.9(59)	197.6	193.1(4)	163.3(4)	156.2

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ANALYSIS BY AGE OF BUILDING—30-39 YEARS

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1979	DOWNTOWN			SUBURBAN NO SAMPLE ©		
Total Rentable Sq. Ft. Number of Buildings	41 10,336,399	41 9,237,934	41 9,072,681			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	105.0(41)	101.4(41)	103.2			
A2 ELECTRICAL SYSTEMS	24.6(37)	24.5(37)	25.0			
A3C COMBINED HVAC	43.2(38)	43.2(38)	44.0			
A5 ELEVATORS	18.1(39)	18.3(39)	18.6			
A6A GENERAL BUILDING COSTS	78.0(41)	74.3(41)	75.6			
A6B ADMINISTRATIVE COSTS	71.1(40)	74.0(40)	75.1			
A7 ENERGY	154.0(41)	155.0(41)	157.8			
TOTAL OPERATING 'A'	488.7(41)	485.4(41)	494.2			
B1 ALTERATIONS-TENANT AREA	17.6(30)	15.1(30)	15.5			
B3 DECORATING- TENANT AREA	28.7(22)	30.1(22)	31.0			
TOTAL CONSTRUCTION 'B'	32.7(33)	30.7(33)	31.4			
TOTAL OPERATING EXP.A AND B	482.6(33)	481.6(33)	492.0			
C1 INSURANCE	35.6(41)	37.2(41)	37.8			
C2A REAL ESTATE TAX	146.7(40)	147.1(40)	149.4			
C2B PERSONAL PROP.TAX ETC.	28.4(12)	27.5(12)	28.3			
# TOTAL FIXED CHARGES 'C'	180.2(41)	180.6(41)	183.9			
# TOTAL OPERATING EXP.A+B+C	636.5(33)	639.7(33)	653.5			
# NET INCOME - GAIN	249.1(23)	297.6(22)	305.1			
- LOSS	590.8(10)	635.7(11)	643.7			
LEASE EXPENSE	9.1(5)	9.3(5)	9.7			
AMORTIZED TENANT ALTERATIONS	15.5(11)	15.1(11)	15.2			
## TOTAL OPERATING EXP.A+B+C	637.5(12)	618.0(12)	624.0			
## NET INCOME - GAIN	228.0(9)	369.4(9)	380.7			
- LOSS	730.4(3)	681.9(3)	681.9			
RENTAL INCOME - OFFICE AREA		422.3(31)	428.4			
- STORE AREA	807.7(20)					
- STORAGE AREA	174.8(11)					
- SPECIAL AREA	46.2(3)					
TOTAL RENTAL INCOME	492.1(33)					
ELECTRICAL INCOME	42.3(11)					
MISCELLANEOUS INCOME	11.8(26)					
TOTAL OPERATING INCOME	420.1(33)					
LABOR COST	180.7(34)					
OPERATING RATIO %	152.2(33)					
MANAGEMENT RATIO %	116.7(33)					
AVG OFFICE VACANCY %	1.8(41)					
AVG OFFICE OCCUPANCY %	98.2(41)					
AVG OFFICE TENANT SQ. FT.	13297.5(37)					
AVG STORE TENANT SQ. FT.	2506.3(28)					
AVG. SQ. FT. PER EMPLOYEE	8623.7(34)					
AVG SQ. FT. PER PERSON	317.8(30)	289.4(30)	286.0			

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ANALYSIS BY AGE OF BUILDING—40-49 YEARS

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1979	DOWNTOWN			SUBURBAN NO SAMPLE ©		
Total Rentable Sq. Ft.	46	46	46			
Number of Buildings	9,992,291	9,080,445	8,681,936			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	134.8(46)	139.8(46)	146.2			
A2 ELECTRICAL SYSTEMS	14.6(41)	15.2(41)	15.9			
A3C COMBINED HVAC	29.1(46)	30.3(46)	31.7			
A5 ELEVATORS	29.1(45)	30.0(45)	31.4			
A6A GENERAL BUILDING COSTS	79.5(46)	79.8(46)	83.5			
A6B ADMINISTRATIVE COSTS	29.0(45)	28.4(45)	29.7			
A7 ENERGY	169.1(46)	171.1(46)	178.9			
TOTAL OPERATING 'A'	483.5(46)	492.9(46)	515.5			
B1 ALTERATIONS-TENANT AREA	84.5(34)	80.4(34)	83.2			
B3 DECORATING- TENANT AREA	12.5(28)	13.2(28)	13.8			
TOTAL CONSTRUCTION 'B'	82.7(40)	79.4(40)	82.9			
TOTAL OPERATING EXP.A AND B	580.4(40)	590.2(40)	615.5			
C1 INSURANCE	10.5(45)	10.7(45)	11.2			
C2A REAL ESTATE TAX	151.4(46)	155.3(46)	162.5			
C2B PERSONAL PROP.TAX ETC.	2.1(11)	2.2(11)	2.4			
# TOTAL FIXED CHARGES 'C'	162.3(46)	166.4(46)	174.1			
# TOTAL OPERATING EXP.A+B+C	758.4(40)	772.6(40)	805.7			
# NET INCOME - GAIN	279.1(33)	360.3(34)	377.2			
- LOSS	921.5(8)	903.1(7)	953.5			
LEASE EXPENSE	5.7(13)	5.7(13)	6.2			
AMORTIZED TENANT ALTERATIONS	168.4(12)	173.7(12)	190.9			
## TOTAL OPERATING EXP.A+B+C	946.4(20)	957.0(20)	1033.0			
## NET INCOME - GAIN	197.2(17)	286.6(18)	316.5			
- LOSS	1187.2(5)	1163.9(4)	1222.6			
RENTAL INCOME - OFFICE AREA		696.5(39)	730.7			
- STORE AREA	1524.4(28)					
- STORAGE AREA	270.6(15)					
- SPECIAL AREA	383.3(14)					
TOTAL RENTAL INCOME	686.2(41)					
ELECTRICAL INCOME	61.5(15)					
MISCELLANEOUS INCOME	13.8(27)					
TOTAL OPERATING INCOME	721.0(41)					
LABOR COST	154.1(36)					
OPERATING RATIO %	102.7(41)					
MANAGEMENT RATIO %	75.8(41)					
AVG OFFICE VACANCY %	4.4(46)					
AVG OFFICE OCCUPANCY %	95.6(46)					
AVG OFFICE TENANT SQ. FT.	6366.2(39)					
AVG STORE TENANT SQ. FT.	3553.8(29)					
AVG. SQ. FT. PER EMPLOYEE	9424.8(37)					
AVG SQ. FT. PER PERSON	212.7(36)	198.7(36)	188.2			

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ANALYSIS BY AGE OF BUILDING—50 YEARS AND OVER

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1979	DOWNTOWN			SUBURBAN NO SAMPLE ©		
Total Rentable Sq. Ft. Number of Buildings	229 42,563,276	229 36,149,058	229 34,283,958			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	113.0(226)	123.5(224)	130.3			
A2 ELECTRICAL SYSTEMS	18.4(207)	20.4(207)	21.5			
A3C COMBINED HVAC	33.5(213)	36.4(212)	38.5			
A5 ELEVATORS	26.2(225)	28.5(225)	30.1			
A6A GENERAL BUILDING COSTS	58.5(226)	58.9(226)	62.2			
A6B ADMINISTRATIVE COSTS	38.0(219)	41.8(219)	44.1			
A7 ENERGY	123.5(224)	126.6(224)	133.5			
TOTAL OPERATING 'A'	407.8(227)	429.7(227)	453.2			
B1 ALTERATIONS-TENANT AREA	22.7(145)	29.3(145)	30.9			
B3 DECORATING- TENANT AREA	12.8(123)	14.4(123)	15.2			
TOTAL CONSTRUCTION 'B'	29.1(176)	36.3(176)	38.3			
TOTAL OPERATING EXP.A AND B	430.8(176)	457.4(176)	483.1			
C1 INSURANCE	10.3(197)	10.3(197)	10.8			
C2A REAL ESTATE TAX	98.5(203)	100.2(203)	105.6			
C2B PERSONAL PROP.TAX ETC.	4.3(59)	3.5(59)	3.7			
# TOTAL FIXED CHARGES 'C'	109.2(206)	110.7(206)	116.7			
# TOTAL OPERATING EXP.A+B+C	532.5(170)	559.6(170)	591.4			
# NET INCOME - GAIN	240.1(181)	362.8(182)	382.6			
- LOSS	492.2(18)	462.7(17)	495.0			
LEASE EXPENSE	13.6(104)	12.9(104)	13.8			
AMORTIZED TENANT ALTERATIONS	38.4(82)	39.5(82)	42.3			
## TOTAL OPERATING EXP.A+B+C	535.7(119)	558.3(119)	592.9			
## NET INCOME - GAIN	227.6(124)	342.9(126)	362.7			
- LOSS	252.7(12)	317.9(10)	364.3			
RENTAL INCOME - OFFICE AREA		665.2(196)	703.7			
- STORE AREA	677.6(141)					
- STORAGE AREA	114.7(86)					
- SPECIAL AREA	540.5(32)					
TOTAL RENTAL INCOME	656.4(205)					
ELECTRICAL INCOME	49.4(95)					
MISCELLANEOUS INCOME	25.3(148)					
TOTAL OPERATING INCOME	700.9(205)					
LABOR COST	155.1(155)					
OPERATING RATIO %	76.4(204)					
MANAGEMENT RATIO %	59.7(204)					
AVG OFFICE VACANCY %	5.2(229)					
AVG OFFICE OCCUPANCY %	94.8(229)					
AVG OFFICE TENANT SQ. FT.	2772.3(205)					
AVG STORE TENANT SQ. FT.	2789.0(148)					
AVG. SQ. FT. PER EMPLOYEE	1154.8(165)					
AVG SQ. FT. PER PERSON	219.2(181)	194.4(181)	184.7			

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ANALYSIS BY STORY HEIGHT—4 OR LESS

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft.	49	49	49	186	186	186
Number of Buildings	2,729,536	2,315,277	2,217,557	9,085,241	8,017,209	7,413,213
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	94.4(48)	108.9(48)	113.8	67.3(185)	66.0(185)	71.4
A2 ELECTRICAL SYSTEMS	15.0(39)	17.3(39)	17.6	11.5(154)	10.9(154)	11.8
A3C COMBINED HVAC	31.4(45)	35.6(45)	37.2	24.6(181)	25.1(181)	27.2
A5 ELEVATORS	10.5(38)	11.5(38)	12.0	4.3(101)	4.4(101)	4.7
A6A GENERAL BUILDING COSTS	89.8(48)	93.1(48)	97.2	72.6(186)	71.2(186)	77.0
A6B ADMINISTRATIVE COSTS	39.4(47)	41.7(47)	43.7	39.0(181)	40.9(181)	44.4
A7 ENERGY	126.6(47)	129.0(47)	134.8	107.0(186)	108.4(186)	117.2
TOTAL OPERATING 'A'	399.2(48)	428.4(48)	447.5	321.3(186)	321.5(186)	347.7
B1 ALTERATIONS-TENANT AREA	123.8(30)	141.5(30)	144.4	33.1(103)	34.6(103)	36.4
B3 DECORATING- TENANT AREA	10.5(32)	11.9(32)	12.3	9.6(90)	9.8(90)	10.3
TOTAL CONSTRUCTION 'B'	104.9(39)	118.6(39)	123.8	33.8(130)	35.6(130)	37.3
TOTAL OPERATING EXP.A AND B	511.3(39)	555.0(39)	579.1	349.8(130)	350.7(130)	367.0
C1 INSURANCE	13.2(48)	13.2(48)	13.7	7.6(183)	7.5(183)	8.1
C2A REAL ESTATE TAX	183.5(48)	191.9(48)	200.4	86.3(182)	86.0(182)	92.3
C2B PERSONAL PROP.TAX ETC.	8.0(10)	7.6(10)	9.2	13.2(45)	9.1(45)	10.4
# TOTAL FIXED CHARGES 'C'	197.9(48)	206.2(48)	215.4	94.4(184)	93.3(184)	101.0
# TOTAL OPERATING EXP.A+B+C	717.1(39)	771.0(39)	804.4	440.3(129)	440.9(129)	461.7
# NET INCOME - GAIN	310.1(33)	464.4(31)	507.3	342.6(150)	428.0(149)	466.3
- LOSS	791.1(5)	734.0(7)	760.4	179.5(24)	196.2(25)	218.7
LEASE EXPENSE	10.7(19)	12.1(19)	13.5	15.3(123)	15.4(123)	17.1
AMORTIZED TENANT ALTERATIONS	35.8(7)	34.9(7)	39.9	43.2(45)	43.5(45)	45.7
## TOTAL OPERATING EXP.A+B+C	434.3(19)	458.1(19)	503.3	430.1(105)	440.1(105)	475.8
## NET INCOME - GAIN	259.9(20)	400.4(20)	441.7	266.5(108)	322.7(107)	355.1
- LOSS	126.9(1)	75.5(1)	77.8	309.4(21)	335.9(22)	413.0
RENTAL INCOME - OFFICE AREA		577.1(36)	626.5		763.7(153)	834.9
- STORE AREA	755.0(17)			440.8(10)		
- STORAGE AREA	24.1(2)			349.8(40)		
- SPECIAL AREA	47.1(1)			112.1(17)		
TOTAL RENTAL INCOME	519.4(39)			711.6(176)		
ELECTRICAL INCOME	12.8(11)			21.4(54)		
MISCELLANEOUS INCOME	59.5(28)			20.3(123)		
TOTAL OPERATING INCOME	565.5(39)			731.9(176)		
LABOR COST	84.1(24)			56.6(116)		
OPERATING RATIO %	96.1(38)			61.2(176)		
MANAGEMENT RATIO %	73.8(38)			86.0(176)		
AVG OFFICE VACANCY %	4.2(49)			7.5(186)		
AVG OFFICE OCCUPANCY %	95.8(49)			92.5(186)		
AVG OFFICE TENANT SQ. FT.	3632.3(39)			2922.8(169)		
AVG STORE TENANT SQ. FT.	2729.3(19)			1057.0(21)		
AVG. SQ. FT. PER EMPLOYEE	9709.7(26)			127.7(115)		
AVG SQ. FT. PER PERSON	202.8(41)	177.6(41)	168.9	254.7(159)	224.5(159)	206.3

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ANALYSIS BY STORY HEIGHT—5-9

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	139 16,203,472	139 13,574,171	139 13,113,749	88 10,559,791	88 9,485,527	88 9,177,839
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	78.8(138)	86.7(136)	89.7	67.7(88)	67.3(88)	69.5
A2 ELECTRICAL SYSTEMS	14.2(116)	13.6(116)	14.1	12.5(66)	11.7(66)	12.2
A3C COMBINED HVAC	25.7(123)	27.2(125)	28.1	28.9(83)	26.3(83)	27.2
A5 ELEVATORS	12.4(139)	13.2(139)	13.7	7.2(88)	6.7(88)	6.9
A6A GENERAL BUILDING COSTS	67.8(139)	66.9(139)	69.3	79.2(88)	77.2(88)	79.8
A6B ADMINISTRATIVE COSTS	46.3(134)	49.2(134)	51.0	32.[illegible](84)	30.8(84)	31.9
A7 ENERGY	128.3(128)	130.4(128)	135.0	111.[illegible](87)	111.6(87)	11[illegible].4
TOTAL OPERATING 'A'	366.3(139)	379.9(139)	393.2	329.5(88)	322.3(88)	333.1
B1 ALTERATIONS-TENANT AREA	17.3(68)	30.3(68)	31.6	28.2(51)	28.6(51)	29.6
B3 DECORATING- TENANT AREA	8.3(56)	9.2(56)	9.4	6.2(46)	8.9(46)	9.3
TOTAL CONSTRUCTION 'B'	19.9(84)	31.4(84)	32.7	28.4(61)	30.0(61)	31.0
TOTAL OPERATING EXP.A AND B	348.4(84)	380.0(84)	395.5	356.7(61)	349.4(61)	360.7
C1 INSURANCE	9.6(125)	9.6(125)	9.9	6.5(73)	6.8(73)	7.0
C2A REAL ESTATE TAX	117.8(130)	119.3(130)	123.6	93.5(74)	89.9(74)	93.3
C2B PERSONAL PROP.TAX ETC.	14.9(48)	14.4(48)	15.0	10.6(26)	11.6(26)	11.9
# TOTAL FIXED CHARGES 'C'	133.5(131)	134.8(131)	139.5	102.9(75)	99.5(75)	103.2
# TOTAL OPERATING EXP.A+B+C	442.2(83)	474.1(83)	493.7	462.0(52)	450.0(52)	465.1
# NET INCOME - GAIN	319.9(111)	425.3(114)	443.0	358.4(63)	401.5(63)	417.7
- LOSS	118.9(11)	93.9(8)	96.5	414.1(5)	378.7(5)	412.3
LEASE EXPENSE	8.7(54)	8.8(54)	9.4	19.0(40)	19.1(40)	20.2
AMORTIZED TENANT ALTERATIONS	53.8(34)	54.0(34)	57.9	98.3(18)	86.7(18)	91.3
## TOTAL OPERATING EXP.A+B+C	460.0(48)	505.2(48)	539.7	507.7(34)	482.1(34)	498.5
## NET INCOME - GAIN	243.4(56)	385.7(58)	414.7	372.4(38)	402.7(38)	421.1
- LOSS	80.7(6)	61.0(4)	62.3	549.1(4)	522.5(4)	577.3
RENTAL INCOME - OFFICE AREA		715.9(120)	745.2		689.3(79)	716.7
- STORE AREA	687.8(73)			418.4(16)		
- STORAGE AREA	102.9(49)			189.0(14)		
- SPECIAL AREA	45.9(11)			63.7(9)		
TOTAL RENTAL INCOME	677.2(123)			712.6(70)		
ELECTRICAL INCOME	35.1(33)			21.0(16)		
MISCELLANEOUS INCOME	63.1(65)			27.3(42)		
TOTAL OPERATING INCOME	724.4(123)			728.8(70)		
LABOR COST	107.1(77)			78.4(56)		
OPERATING RATIO %	62.4(123)			62.5(70)		
MANAGEMENT RATIO %	46.6(123)			47.1(70)		
AVG OFFICE VACANCY %	3.4(139)			3.2(88)		
AVG OFFICE OCCUPANCY %	96.6(139)			96.8(88)		
AVG OFFICE TENANT SQ. FT.	4162.6(113)			4126.3(70)		
AVG STORE TENANT SQ. FT.	1593.2(64)			778.4(15)		
AVG. SQ. FT. PER EMPLOYEE	1144.6(80)			412.3(66)		
AVG SQ. FT. PER PERSON	190.5(95)	164.6(95)	158.6	223.8(63)	200.4(63)	193.2

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	295 54,365,639	295 46,864,117	295 45,026,708	46 7,813,938	46 6,851,487	46 6,612,454
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	91.3(292)	98.8(291)	102.9	61.0(46)	61.6(46)	63.8
A2 ELECTRICAL SYSTEMS	13.3(251)	13.5(251)	14.0	7.2(36)	6.4(36)	6.6
A3C COMBINED HVAC	26.4(272)	27.7(272)	28.7	26.8(45)	27.5(45)	28.5
A5 ELEVATORS	20.4(285)	21.8(285)	22.6	11.0(45)	9.9(45)	10.2
A6A GENERAL BUILDING COSTS	64.1(292)	64.4(292)	67.0	67.9(46)	66.0(46)	68.3
A6B ADMINISTRATIVE COSTS	36.5(289)	39.4(289)	41.0	32.5(46)	31.7(46)	32.9
A7 ENERGY	119.9(293)	120.6(293)	125.6	129.4(46)	128.4(46)	133.0
TOTAL OPERATING 'A'	366.9(294)	362.1(294)	397.7	333.8(46)	329.2(46)	341.1
B1 ALTERATIONS-TENANT AREA	23.1(202)	33.1(202)	34.2	25.4(28)	34.2(28)	35.3
B3 DECORATING- TENANT AREA	9.5(151)	10.4(151)	10.8	3.8(25)	5.7(25)	6.0
TOTAL CONSTRUCTION 'B'	27.4(234)	36.8(234)	38.1	26.1(32)	35.1(32)	36.4
TOTAL OPERATING EXP.A AND B	391.3(234)	414.9(234)	429.3	373.8(32)	378.7(32)	392.2
C1 INSURANCE	8.5(261)	8.6(261)	8.9	9.3(42)	8.6(42)	8.9
C2A REAL ESTATE TAX	87.0(276)	87.7(276)	90.9	78.1(42)	77.5(42)	80.4
C2B PERSONAL PROP.TAX ETC.	9.5(87)	7.8(87)	8.1	26.3(9)	24.8(9)	24.9
# TOTAL FIXED CHARGES 'C'	96.9(280)	97.1(280)	100.9	91.4(43)	89.9(43)	93.3
# TOTAL OPERATING EXP.A+B+C	485.8(230)	509.5(230)	527.3	470.7(32)	474.3(32)	491.1
# NET INCOME - GAIN	301.1(238)	410.8(239)	430.1	354.4(40)	453.1(41)	471.9
- LOSS	217.4(22)	273.2(21)	281.6	92.9(1)	0.0(0)	0.0
LEASE EXPENSE	16.0(118)	14.2(118)	14.6	12.5(30)	12.9(30)	13.6
AMORTIZED TENANT ALTERATIONS	36.3(83)	35.4(83)	38.0	33.3(9)	41.2(9)	43.0
## TOTAL OPERATING EXP.A+B+C	487.7(136)	517.6(136)	533.8	435.4(24)	452.5(24)	475.7
## NET INCOME - GAIN	276.9(142)	399.9(143)	423.9	318.7(29)	435.9(29)	458.2
- LOSS	284.0(15)	361.2(14)	317.5	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		724.0(269)	755.1		753.3(43)	780.6
- STORE AREA	676.5(163)			455.3(26)		
- STORAGE AREA	143.9(118)			315.0(10)		
- SPECIAL AREA	386.5(54)			214.0(12)		
TOTAL RENTAL INCOME	705.8(264)			723.4(44)		
ELECTRICAL INCOME	39.4(105)			19.2(16)		
MISCELLANEOUS INCOME	30.6(184)			33.4(27)		
TOTAL OPERATING INCOME	740.8(265)			753.2(44)		
LABOR COST	97.8(204)			54.2(35)		
OPERATING RATIO %	66.4(265)			54.6(44)		
MANAGEMENT RATIO %	51.3(265)			41.3(44)		
AVG OFFICE VACANCY %	3.9(295)			3.5(46)		
AVG OFFICE OCCUPANCY %	96.1(295)			96.5(46)		
AVG OFFICE TENANT SQ. FT.	4311.5(253)			3944.7(40)		
AVG STORE TENANT SQ. FT.	3646.1(170)			5976.3(22)		
AVG. SQ. FT. PER EMPLOYEE	2139.6(213)			21913.4(35)		
AVG SQ. FT. PER PERSON	229.0(237)	205.5(237)	197.0	232.6(35)	209.0(35)	201.9

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ANALYSIS BY STORY HEIGHT—20-29

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	141 45,345,512	141 40,889,616	141 39,529,307	15 3,577,840	15 3,341,104	15 3,294,930
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	97.6(141)	123.4(140)	127.7	66.1(15)	66.9(15)	67.9
A2 ELECTRICAL SYSTEMS	10.8(132)	11.2(132)	11.6	4.1(14)	4.2(14)	4.3
A3C COMBINED HVAC	33.6(136)	34.8(135)	36.0	10.3(15)	10.9(15)	11.0
A5 ELEVATORS	23.0(140)	24.1(140)	24.9	9.7(14)	10.0(14)	10.2
A6A GENERAL BUILDING COSTS	54.9(141)	54.4(141)	56.3	52.5(15)	51.5(15)	52.2
A6B ADMINISTRATIVE COSTS	46.3(138)	49.3(138)	51.1	31.3(11)	32.3(11)	32.7
A7 ENERGY	129.0(138)	128.9(138)	133.3	104.0(15)	105.6(15)	107.0
TOTAL OPERATING 'A'	390.9(141)	419.3(141)	433.7	273.2(15)	277.0(15)	280.8
B1 ALTERATIONS-TENANT AREA	14.5(74)	16.4(74)	17.0	11.9(14)	12.0(14)	12.2
B3 DECORATING- TENANT AREA	9.4(81)	9.8(81)	10.1	0.1(1)	0.1(1)	0.1
TOTAL CONSTRUCTION 'B'	18.2(105)	19.9(105)	20.6	11.9(14)	12.0(14)	12.2
TOTAL OPERATING EXP.A AND B	414.7(105)	427.1(105)	442.0	280.2(14)	284.0(14)	288.2
C1 INSURANCE	10.8(123)	10.7(123)	11.1	14.0(15)	13.9(15)	14.1
C2A REAL ESTATE TAX	108.3(125)	107.7(125)	111.4	90.5(15)	89.7(15)	91.0
C2B PERSONAL PROP.TAX ETC.	11.5(34)	10.8(34)	11.4	0.3(2)	0.3(2)	0.3
# TOTAL FIXED CHARGES 'C'	119.0(128)	118.7(128)	122.7	104.5(15)	103.6(15)	105.1
# TOTAL OPERATING EXP.A+B+C	551.1(98)	564.6(98)	583.0	389.5(14)	392.4(14)	398.2
# NET INCOME - GAIN	353.8(113)	428.1(112)	442.3	536.1(11)	521.8(15)	529.1
- LOSS	542.2(12)	558.6(13)	576.0	15.2(4)	0.0(0)	0.0
LEASE EXPENSE	7.2(73)	7.4(73)	7.6	18.2(7)	18.4(7)	18.5
AMORTIZED TENANT ALTERATIONS	36.8(58)	36.6(58)	38.6	14.1(3)	14.0(3)	14.1
## TOTAL OPERATING EXP.A+B+C	549.9(78)	560.3(78)	580.8	435.4(6)	442.6(6)	445.4
## NET INCOME - GAIN	374.5(87)	445.7(88)	460.9	536.4(7)	579.7(7)	583.9
- LOSS	299.1(8)	499.6(7)	525.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		760.1(125)	786.4		811.6(15)	823.0
- STORE AREA	932.7(97)			992.3(6)		
- STORAGE AREA	227.9(63)			204.9(6)		
- SPECIAL AREA	459.0(30)			297.4(4)		
TOTAL RENTAL INCOME	757.3(129)			799.9(15)		
ELECTRICAL INCOME	36.3(68)			9.5(8)		
MISCELLANEOUS INCOME	20.0(106)			51.7(10)		
TOTAL OPERATING INCOME	794.3(129)			852.3(15)		
LABOR COST	115.5(93)			46.5(9)		
OPERATING RATIO %	68.2(129)			47.6(15)		
MANAGEMENT RATIO %	51.3(129)			33.3(15)		
AVG OFFICE VACANCY %	3.3(141)			1.4(15)		
AVG OFFICE OCCUPANCY %	96.7(141)			98.6(15)		
AVG OFFICE TENANT SQ. FT.	6541.8(132)			5288.8(15)		
AVG STORE TENANT SQ. FT.	2852.5(100)			1625.0(8)		
AVG. SQ. FT. PER EMPLOYEE	11199.7(101)			30712.3(10)		
AVG SQ. FT. PER PERSON	222.0(114)	205.4(114)	199.6	230.0(12)	218.6(12)	216.1

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
DOES NOT INCLUDE LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS
INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ANALYSIS BY STORY HEIGHT—30-39

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1979	DOWNTOWN			SUBURBAN ©		
Total Rentable Sq. Ft.	72	72	72	5	5	5
Number of Buildings	35,217,138	32,295,374	31,404,678	1,779,518	1,673,350	1,580,190
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	98.5(72)	99.0(72)	101.8	48.8(5)	51.3(5)	54.3
A2 ELECTRICAL SYSTEMS	11.8(69)	12.2(69)	12.6	2.9(3)	3.0(3)	3.1
A3C COMBINED HVAC	34.6(72)	35.6(72)	36.6	6.9(5)	7.0(5)	7.4
A5 ELEVATORS	21.2(71)	22.1(71)	22.7	11.4(5)	11.7(5)	12.4
A6A GENERAL BUILDING COSTS	56.4(72)	56.8(72)	58.4	30.9(5)	30.8(5)	32.7
A6B ADMINISTRATIVE COSTS	30.0(72)	31.3(72)	32.2	25.7(5)	27.3(5)	29.0
A7 ENERGY	146.4(72)	146.6(72)	150.7	93.6(5)	93.1(5)	98.6
TOTAL OPERATING 'A'	398.5(72)	403.1(72)	414.5	217.6(5)	221.6(5)	234.7
B1 ALTERATIONS-TENANT AREA	36.2(50)	35.1(50)	36.1	6.6(3)	6.8(3)	7.0
B3 DECORATING- TENANT AREA	9.5(39)	9.9(39)	10.2	4.1(2)	4.4(2)	4.4
TOTAL CONSTRUCTION 'B'	34.6(60)	34.2(60)	35.1	9.0(3)	9.2(3)	9.5
TOTAL OPERATING EXP.A AND B	432.9(60)	440.4(60)	452.0	176.3(3)	182.0(3)	187.7
C1 INSURANCE	17.1(68)	17.4(68)	18.0	6.6(5)	6.6(5)	7.0
C2A REAL ESTATE TAX	140.5(66)	139.6(66)	143.7	74.1(5)	74.1(5)	78.5
C2B PERSONAL PROP.TAX ETC.	2.9(22)	2.4(22)	2.5	0.2(2)	0.2(2)	0.2
# TOTAL FIXED CHARGES 'C'	152.7(68)	152.3(68)	156.8	80.7(5)	80.7(5)	85.5
# TOTAL OPERATING EXP.A+B+C	596.9(57)	602.2(57)	618.7	242.9(3)	248.4(3)	256.1
# NET INCOME - GAIN	439.9(51)	505.9(53)	521.1	451.5(4)	500.4(4)	503.0
- LOSS	475.5(14)	594.6(12)	613.0	88.9(1)	84.3(1)	96.9
LEASE EXPENSE	13.8(37)	13.5(37)	14.0	37.3(2)	37.2(2)	39.5
AMORTIZED TENANT ALTERATIONS	44.0(35)	43.2(35)	44.4	0.0(0)	0.0(0)	0.0
## TOTAL OPERATING EXP.A+B+C	595.8(40)	590.8(40)	607.8	0.0(0)	0.0(0)	0.0
## NET INCOME - GAIN	393.4(41)	458.0(42)	472.5	395.0(1)	449.2(1)	449.2
- LOSS	539.1(7)	651.2(6)	662.1	102.6(1)	98.0(1)	112.6
RENTAL INCOME - OFFICE AREA		809.5(60)	830.9		482.4(5)	510.8
- STORE AREA	915.7(47)			698.3(3)		
- STORAGE AREA	211.6(29)			85.1(2)		
- SPECIAL AREA	427.1(17)			0.0(0)		
TOTAL RENTAL INCOME	799.3(67)			472.9(5)		
ELECTRICAL INCOME	43.6(26)			14.8(2)		
MISCELLANEOUS INCOME	24.4(58)			47.2(5)		
TOTAL OPERATING INCOME	815.9(67)			533.4(5)		
LABOR COST	105.2(61)			5.2(3)		
OPERATING RATIO %	71.0(67)			62.4(5)		
MANAGEMENT RATIO %	50.1(67)			41.0(5)		
AVG OFFICE VACANCY %	2.8(72)			5.6(5)		
AVG OFFICE OCCUPANCY %	97.2(72)			94.4(5)		
AVG OFFICE TENANT SQ. FT.	8783.8(69)			17364.7(5)		
AVG STORE TENANT SQ. FT.	2643.8(53)			7798.0(2)		
AVG. SQ. FT. PER EMPLOYEE	13407.8(58)			0.0(0)		
AVG SQ. FT. PER PERSON	231.9(60)	215.0(60)	209.7	209.6(3)	198.8(3)	176.3

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
DOES NOT INCLUDE LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS
INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ANALYSIS BY STORY HEIGHT—40-49

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1979	DOWNTOWN			SUBURBAN NO SAMPLE ©		
Total Rentable Sq. Ft. Number of Buildings	37 29,931,019	37 27,518,632	37 27,105,126			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	98.6(37)	101.0(37)	102.6			
A2 ELECTRICAL SYSTEMS	17.4(33)	17.7(33)	17.9			
A3C COMBINED HVAC	29.2(34)	29.6(34)	30.1			
A5 ELEVATORS	23.6(36)	23.3(36)	23.6			
A6A GENERAL BUILDING COSTS	60.4(37)	60.3(37)	61.2			
A6B ADMINISTRATIVE COSTS	31.2(37)	32.0(37)	32.5			
A7 ENERGY	136.6(37)	137.1(37)	139.2			
TOTAL OPERATING 'A'	391.2(37)	395.2(37)	401.2			
B1 ALTERATIONS-TENANT AREA	15.0(23)	26.8(23)	27.1			
B3 DECORATING- TENANT AREA	5.5(21)	5.6(21)	5.7			
TOTAL CONSTRUCTION 'B'	15.9(29)	25.3(29)	25.5			
TOTAL OPERATING EXP.A AND B	397.2(29)	408.8(29)	413.3			
C1 INSURANCE	9.5(36)	9.6(36)	9.7			
C2A REAL ESTATE TAX	176.0(36)	176.5(36)	179.1			
C2B PERSONAL PROP.TAX ETC.	1.7(9)	1.7(9)	1.7			
# TOTAL FIXED CHARGES 'C'	185.8(36)	186.4(36)	189.2			
# TOTAL OPERATING EXP.A+B+C	580.6(28)	593.0(28)	599.2			
# NET INCOME - GAIN	433.3(34)	514.9(34)	522.8			
- LOSS	331.2(1)	325.7(1)	325.7			
LEASE EXPENSE	25.2(19)	25.2(19)	25.5			
AMORTIZED TENANT ALTERATIONS	26.1(16)	26.3(16)	26.7			
## TOTAL OPERATING EXP.A+B+C	561.0(21)	572.9(21)	580.4			
## NET INCOME - GAIN	464.8(23)	544.2(23)	550.8			
- LOSS	64.4(2)	6.4(2)	6.5			
RENTAL INCOME - OFFICE AREA		971.6(31)	987.8			
- STORE AREA	710.6(28)					
- STORAGE AREA	332.8(21)					
- SPECIAL AREA	770.1(9)					
TOTAL RENTAL INCOME	955.3(36)					
ELECTRICAL INCOME	34.5(15)					
MISCELLANEOUS INCOME	53.3(35)					
TOTAL OPERATING INCOME	1004.4(36)					
LABOR COST	100.0(28)					
OPERATING RATIO %	60.8(36)					
MANAGEMENT RATIO %	40.1(36)					
AVG OFFICE VACANCY %	1.5(37)					
AVG OFFICE OCCUPANCY %	98.5(37)					
AVG OFFICE TENANT SQ. FT.	10148.0(33)					
AVG STORE TENANT SQ. FT.	4975.8(33)					
AVG. SQ. FT. PER EMPLOYEE	10812.1(26)					
AVG SQ. FT. PER PERSON	217.1(30)	204.0(30)	202.0			

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ANALYSIS BY STORY HEIGHT—50 AND OVER

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1979	DOWNTOWN			SUBURBAN NO SAMPLE		
Total Rentable Sq. Ft.	26	26	26			
Number of Buildings	27,791,721	25,161,891	24,879,933			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	102.3(26)	108.2(26)	109.4			
A2 ELECTRICAL SYSTEMS	20.3(26)	21.5(26)	21.7			
A3C COMBINED HVAC	30.6(23)	31.3(23)	31.8			
A5 ELEVATORS	22.8(26)	23.5(26)	23.7			
A6A GENERAL BUILDING COSTS	54.5(26)	53.5(26)	54.1			
A6B ADMINISTRATIVE COSTS	32.6(25)	33.1(25)	33.5			
A7 ENERGY	151.3(26)	152.8(26)	154.6			
TOTAL OPERATING 'A'	409.2(26)	418.8(26)	423.5			
B1 ALTERATIONS-TENANT AREA	35.3(15)	38.2(15)	39.0			
B3 DECORATING- TENANT AREA	4.2(19)	4.4(19)	4.5			
TOTAL CONSTRUCTION 'B'	26.0(22)	28.1(22)	28.4			
TOTAL OPERATING EXP.A AND B	432.4(22)	444.7(22)	450.3			
C1 INSURANCE	10.7(22)	10.5(22)	10.6			
C2A REAL ESTATE TAX	234.4(25)	235.7(25)	238.5			
C2B PERSONAL PROP.TAX ETC.	0.3(6)	0.3(6)	0.3			
# TOTAL FIXED CHARGES 'C'	244.2(25)	245.3(25)	248.3			
# TOTAL OPERATING EXP.A+B+C	671.7(22)	684.9(22)	693.5			
# NET INCOME - GAIN	475.2(20)	601.9(20)	608.3			
- LOSS	1067.8(2)	1073.4(2)	1134.0			
LEASE EXPENSE	9.4(14)	9.5(14)	9.7			
AMORTIZED TENANT ALTERATIONS	31.9(11)	34.5(11)	34.7			
## TOTAL OPERATING EXP.A+B+C	712.0(19)	729.2(19)	738.4			
## NET INCOME - GAIN	458.2(18)	588.3(18)	594.3			
- LOSS	1567.1(1)	1561.9(1)	1661.6			
RENTAL INCOME - OFFICE AREA		1070.5(23)	1083.5			
- STORE AREA	879.9(20)					
- STORAGE AREA	296.5(14)					
- SPECIAL AREA	623.9(7)					
TOTAL RENTAL INCOME	1037.1(23)					
ELECTRICAL INCOME	31.7(12)					
MISCELLANEOUS INCOME	33.3(17)					
TOTAL OPERATING INCOME	1076.0(23)					
LABOR COST	78.3(18)					
OPERATING RATIO %	63.5(23)					
MANAGEMENT RATIO %	39.9(23)					
AVG OFFICE VACANCY %	1.1(26)					
AVG OFFICE OCCUPANCY %	98.9(26)					
AVG OFFICE TENANT SQ. FT.	12831.3(26)					
AVG STORE TENANT SQ. FT.	4976.1(23)					
AVG. SQ. FT. PER EMPLOYEE	23158.7(19)					
AVG SQ. FT. PER PERSON	231.8(23)	217.4(23)	215.1			

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
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ANALYSIS BY SIZE OF BUILDING—50,000 SQ. FT. OR LESS

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft.	76	76	76	74	74	74
Number of Buildings	2,293,796	1,994,504	1,910,490	1,733,459	1,706,423	1,603,545
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	104.6(74)	113.0(74)	118.1	59.3(73)	57.1(73)	60.9
A2 ELECTRICAL SYSTEMS	20.5(59)	22.3(59)	23.4	6.8(50)	6.6(50)	7.2
A3C COMBINED HVAC	39.8(68)	44.4(68)	46.6	23.2(70)	22.8(70)	24.3
A5 ELEVATORS	20.0(67)	21.2(67)	22.1	7.8(41)	7.7(41)	8.0
A6A GENERAL BUILDING COSTS	80.1(75)	80.1(75)	83.6	53.3(74)	52.7(74)	56.1
A6B ADMINISTRATIVE COSTS	100.2(72)	105.9(72)	110.5	41.6(72)	41.9(72)	44.6
A7 ENERGY	143.2(72)	137.9(72)	144.1	119.4(74)	121.3(74)	129.1
TOTAL OPERATING 'A'	488.5(75)	503.7(75)	526.1	304.0(74)	303.0(74)	322.4
B1 ALTERATIONS-TENANT AREA	71.3(38)	71.5(38)	75.0	32.5(30)	45.1(30)	50.0
B3 DECORATING- TENANT AREA	13.4(42)	14.0(42)	14.7	15.1(26)	12.1(26)	13.2
TOTAL CONSTRUCTION 'B'	64.2(56)	64.0(56)	67.2	37.3(36)	45.3(36)	49.2
TOTAL OPERATING EXP.A AND B	549.6(56)	558.4(56)	587.0	323.5(36)	333.1(36)	362.3
C1 INSURANCE	16.1(70)	16.3(70)	17.0	11.6(72)	11.6(72)	12.4
C2A REAL ESTATE TAX	120.1(72)	120.4(72)	126.0	81.9(72)	82.5(72)	87.9
C2B PERSONAL PROP.TAX ETC.	13.4(24)	14.2(24)	15.0	4.4(18)	4.4(18)	4.6
# TOTAL FIXED CHARGES 'C'	138.1(73)	138.6(73)	144.9	93.9(73)	94.5(73)	100.7
# TOTAL OPERATING EXP.A+B+C	698.6(56)	709.4(56)	745.8	410.4(36)	421.0(36)	457.9
# NET INCOME - GAIN	506.6(60)	671.1(62)	704.8	299.1(68)	337.1(67)	358.7
- LOSS	438.9(10)	523.1(8)	542.1	65.7(1)	174.7(2)	199.7
LEASE EXPENSE	29.1(38)	28.1(38)	30.1	11.1(35)	11.3(35)	12.5
AMORTIZED TENANT ALTERATIONS	132.0(13)	150.9(13)	161.6	28.0(10)	26.7(10)	29.1
## TOTAL OPERATING EXP.A+B+C	825.6(35)	850.8(35)	913.6	416.0(25)	430.8(25)	478.5
## NET INCOME - GAIN	569.9(36)	797.1(37)	852.5	240.1(38)	286.2(37)	314.9
- LOSS	898.5(4)	1230.7(3)	1285.7	66.7(1)	179.5(2)	205.1
RENTAL INCOME - OFFICE AREA		903.1(68)	947.7		715.5(64)	764.4
- STORE AREA	584.3(38)			351.5(5)		
- STORAGE AREA	157.5(11)			249.5(8)		
- SPECIAL AREA	143.0(3)			204.5(2)		
TOTAL RENTAL INCOME	882.7(71)			700.5(70)		
ELECTRICAL INCOME	33.6(19)			15.1(9)		
MISCELLANEOUS INCOME	90.3(45)			19.3(33)		
TOTAL OPERATING INCOME	927.8(71)			710.4(70)		
LABOR COST	55.8(24)			45.6(23)		
OPERATING RATIO %	66.7(70)			59.1(70)		
MANAGEMENT RATIO %	50.9(70)			45.0(70)		
AVG OFFICE VACANCY %	4.2(76)			6.0(74)		
AVG OFFICE OCCUPANCY %	95.8(76)			94.0(74)		
AVG OFFICE TENANT SQ. FT.	1380.8(64)			1260.0(56)		
AVG STORE TENANT SQ. FT.	1227.2(37)			1107.1(7)		
AVG. SQ. FT. PER EMPLOYEE	112.3(27)			125.0(23)		
AVG SQ. FT. PER PERSON	150.6(61)	137.2(61)	131.2	197.8(49)	190.5(43)	179.1

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ANALYSIS BY SIZE OF BUILDING—50,000-100,000 SQ. FT.

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	102 7,618,496	102 6,722,041	102 6,447,989	89 4,448,516	89 4,259,252	89 3,832,275
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	89.1(100)	94.3(99)	98.4	53.1(89)	52.2(89)	58.0
A2 ELECTRICAL SYSTEMS	11.8(81)	10.4(81)	11.0	7.4(70)	6.8(70)	7.8
A3C COMBINED HVAC	22.4(92)	23.0(92)	24.1	23.5(85)	23.2(85)	25.9
A5 ELEVATORS	19.2(98)	20.2(98)	21.1	7.9(56)	7.6(56)	8.4
A6A GENERAL BUILDING COSTS	71.8(100)	72.3(100)	75.4	50.6(89)	50.1(89)	55.7
A6B ADMINISTRATIVE COSTS	47.2(96)	48.4(96)	50.6	44.0(88)	42.1(88)	46.9
A7 ENERGY	108.7(100)	109.9(100)	114.7	114.6(89)	114.8(89)	127.6
TOTAL OPERATING 'A'	360.3(101)	367.8(101)	383.6	295.6(89)	291.7(89)	324.2
B1 ALTERATIONS-TENANT AREA	85.6(51)	93.1(51)	98.1	51.1(50)	64.1(50)	72.6
B3 DECORATING- TENANT AREA	9.0(39)	9.3(39)	9.8	5.4(45)	5.3(45)	5.9
TOTAL CONSTRUCTION 'B'	71.7(67)	77.7(67)	82.1	45.0(58)	55.6(58)	61.6
TOTAL OPERATING EXP.A AND B	423.1(67)	438.3(67)	463.4	356.1(58)	359.0(58)	398.2
C1 INSURANCE	11.6(90)	11.6(90)	12.1	9.7(86)	9.6(86)	10.7
C2A REAL ESTATE TAX	96.6(94)	97.3(94)	101.4	72.7(85)	71.9(85)	80.5
C2B PERSONAL PROP.TAX ETC.	4.6(25)	4.9(25)	5.0	5.5(35)	4.9(35)	5.3
# TOTAL FIXED CHARGES 'C'	108.0(95)	108.7(95)	113.4	81.3(87)	80.5(87)	89.8
# TOTAL OPERATING EXP.A+B+C	508.8(65)	524.6(65)	554.8	436.4(57)	437.8(57)	486.9
# NET INCOME - GAIN	285.5(75)	387.6(73)	399.5	338.6(58)	363.6(59)	401.1
- LOSS	267.3(13)	227.7(15)	257.2	227.8(26)	256.7(25)	315.6
LEASE EXPENSE	5.7(36)	5.7(36)	6.0	17.4(55)	17.4(55)	19.7
AMORTIZED TENANT ALTERATIONS	41.6(24)	41.2(24)	45.0	54.9(17)	55.9(17)	63.8
## TOTAL OPERATING EXP.A+B+C	444.6(38)	454.0(38)	482.7	446.4(45)	452.5(45)	510.6
## NET INCOME - GAIN	241.5(43)	341.6(43)	354.3	314.1(36)	338.3(36)	365.4
- LOSS	138.6(5)	123.5(5)	151.2	371.5(22)	398.2(22)	528.6
RENTAL INCOME - OFFICE AREA		662.4(89)	696.1		640.7(75)	716.5
- STORE AREA	610.4(47)			434.0(12)		
- STORAGE AREA	101.8(27)			128.9(9)		
- SPECIAL AREA	67.3(3)			551.5(5)		
TOTAL RENTAL INCOME	654.5(90)			641.9(85)		
ELECTRICAL INCOME	28.3(27)			31.0(13)		
MISCELLANEOUS INCOME	20.5(50)			25.7(62)		
TOTAL OPERATING INCOME	674.4(90)			652.2(85)		
LABOR COST	87.9(63)			30.0(58)		
OPERATING RATIO %	71.6(90)			65.0(85)		
MANAGEMENT RATIO %	58.5(90)			49.3(85)		
AVG OFFICE VACANCY %	4.1(102)			10.0(89)		
AVG OFFICE OCCUPANCY %	95.9(102)			90.0(89)		
AVG OFFICE TENANT SQ. FT.	2040.1(80)			2313.8(80)		
AVG STORE TENANT SQ. FT.	1329.2(46)			651.8(10)		
AVG. SQ. FT. PER EMPLOYEE	286.3(66)			130.4(58)		
AVG SQ. FT. PER PERSON	239.3(64)	225.9(64)	215.0	239.0(71)	231.6(71)	204.7

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
DOES NOT INCLUDE LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS
INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ANALYSIS BY SIZE OF BUILDING—100-300,000 SQ. FT.

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	303 50,590,656	303 44,258,380	303 42,168,917	110 11,105,214	110 10,001,722	110 9,545,014
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	85.8(302)	97.5(302)	102.3	69.0(110)	68.6(110)	71.9
A2 ELECTRICAL SYSTEMS	11.8(260)	12.2(260)	12.8	10.5(93)	10.0(93)	10.6
A3C COMBINED HVAC	25.1(276)	26.5(276)	27.8	24.6(107)	23.3(107)	24.5
A5 ELEVATORS	20.3(293)	21.7(293)	22.7	7.3(91)	7.0(91)	7.3
A6A GENERAL BUILDING COSTS	55.7(302)	55.7(302)	58.5	71.6(110)	69.7(110)	73.0
A6B ADMINISTRATIVE COSTS	40.0(299)	42.8(299)	45.0	33.6(106)	33.8(106)	35.5
A7 ENERGY	113.6(293)	114.2(293)	119.9	118.1(109)	118.9(109)	124.7
TOTAL OPERATING 'A'	346.9(303)	364.8(303)	382.9	326.3(110)	323.2(110)	338.6
B1 ALTERATIONS-TENANT AREA	27.3(191)	43.1(191)	45.2	21.4(73)	23.8(73)	24.6
B3 DECORATING- TENANT AREA	10.1(161)	11.0(161)	11.6	10.2(57)	15.3(57)	15.9
TOTAL CONSTRUCTION 'B'	29.2(232)	42.4(232)	44.5	26.0(88)	31.4(88)	32.4
TOTAL OPERATING EXP.A AND B	374.6(232)	404.1(232)	424.2	344.5(88)	344.4(88)	355.4
C1 INSURANCE	10.3(263)	10.3(263)	10.8	7.9(97)	7.7(97)	8.1
C2A REAL ESTATE TAX	82.4(277)	83.3(277)	87.4	82.8(97)	81.8(97)	85.4
C2B PERSONAL PROP.TAX ETC.	6.7(96)	5.7(96)	5.9	10.0(24)	10.1(24)	10.6
# TOTAL FIXED CHARGES 'C'	93.0(282)	93.8(282)	98.7	91.6(98)	90.6(98)	95.3
# TOTAL OPERATING EXP.A+B+C	465.5(224)	496.7(224)	522.0	437.6(79)	435.7(79)	450.2
# NET INCOME - GAIN	301.7(247)	392.6(247)	416.3	356.8(93)	433.8(93)	458.8
- LOSS	285.9(20)	322.3(20)	312.5	10.7(1)	9.6(1)	9.6
LEASE EXPENSE	15.5(133)	14.0(133)	14.7	13.8(72)	13.7(72)	14.7
AMORTIZED TENANT ALTERATIONS	36.2(107)	37.0(107)	39.5	52.4(29)	53.9(29)	55.7
## TOTAL OPERATING EXP.A+B+C	487.4(152)	527.0(152)	552.6	462.3(61)	479.9(61)	501.1
## NET INCOME - GAIN	283.2(158)	377.9(160)	401.6	310.5(72)	366.9(72)	394.4
- LOSS	185.0(19)	248.3(17)	232.3	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		692.8(271)	727.4		741.1(97)	778.8
- STORE AREA	858.4(173)			590.0(20)		
- STORAGE AREA	172.2(129)			368.7(30)		
- SPECIAL AREA	242.3(49)			205.2(23)		
TOTAL RENTAL INCOME	676.4(274)			740.0(96)		
ELECTRICAL INCOME	36.0(108)			20.5(55)		
MISCELLANEOUS INCOME	29.5(190)			23.1(67)		
TOTAL OPERATING INCOME	710.6(274)			763.1(96)		
LABOR COST	77.7(200)			48.4(76)		
OPERATING RATIO %	67.3(274)			57.5(96)		
MANAGEMENT RATIO %	51.7(274)			43.6(96)		
AVG OFFICE VACANCY %	4.7(303)			4.6(110)		
AVG OFFICE OCCUPANCY %	95.3(303)			95.4(110)		
AVG OFFICE TENANT SQ. FT.	3629.9(262)			3945.2(97)		
AVG STORE TENANT SQ. FT.	3087.5(173)			1796.2(27)		
AVG. SQ. FT. PER EMPLOYEE	14547.9(212)			313.3(84)		
AVG SQ. FT. PER PERSON	222.9(241)	203.4(241)	194.5	242.7(92)	221.0(92)	209.2

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ANALYSIS BY SIZE OF BUILDING—300-600,000 SQ. FT.

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft.	151	151	151	55	55	55
Number of Buildings	56,052,772	51,142,220	49,672,130	11,160,270	9,797,100	9,594,106
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	95.8(151)	99.4(150)	102.4	72.8(55)	72.1(55)	73.6
A2 ELECTRICAL SYSTEMS	11.5(142)	11.5(142)	11.9	9.7(50)	9.2(50)	9.4
A3C COMBINED HVAC	30.4(148)	30.9(147)	31.8	26.0(55)	26.7(55)	27.2
A5 ELEVATORS	22.1(150)	22.7(150)	23.4	8.6(53)	7.9(53)	8.1
A6A GENERAL BUILDING COSTS	57.7(151)	57.4(151)	59.1	81.9(55)	81.3(55)	83.0
A6B ADMINISTRATIVE COSTS	37.8(148)	39.1(148)	40.3	32.1(49)	31.7(49)	32.4
A7 ENERGY	126.9(149)	127.2(149)	131.0	115.5(55)	114.6(55)	117.0
TOTAL OPERATING 'A'	378.2(151)	384.1(151)	395.5	342.3(55)	339.0(55)	346.2
B1 ALTERATIONS-TENANT AREA	25.3(96)	24.7(96)	25.5	20.8(36)	20.5(36)	20.9
B3 DECORATING- TENANT AREA	8.1(77)	8.5(77)	8.7	3.7(35)	3.6(35)	3.7
TOTAL CONSTRUCTION 'B'	26.8(114)	26.7(114)	27.4	19.9(48)	19.6(48)	20.0
TOTAL OPERATING EXP.A AND B	408.6(114)	415.5(114)	426.6	364.2(48)	359.6(48)	366.8
C1 INSURANCE	9.2(139)	9.3(139)	9.6	9.3(51)	8.8(51)	9.0
C2A REAL ESTATE TAX	114.1(140)	114.5(140)	117.6	95.9(52)	96.9(52)	99.0
C2B PERSONAL PROP.TAX ETC.	1.3(43)	1.3(43)	1.4	51.4(6)	51.2(6)	51.2
# TOTAL FIXED CHARGES 'C'	121.4(142)	122.0(142)	125.2	110.3(52)	110.0(52)	112.4
# TOTAL OPERATING EXP.A+B+C	546.2(110)	554.5(110)	568.2	474.8(48)	470.5(48)	479.9
# NET INCOME - GAIN	380.2(114)	445.7(117)	458.5	414.6(39)	498.6(43)	511.5
- LOSS	232.5(11)	324.7(8)	333.6	255.8(6)	507.1(2)	507.1
LEASE EXPENSE	8.9(71)	8.9(71)	9.2	13.6(29)	14.3(29)	14.6
AMORTIZED TENANT ALTERATIONS	40.7(54)	39.6(54)	41.1	22.2(18)	22.8(18)	23.3
## TOTAL OPERATING EXP.A+B+C	545.8(71)	546.0(71)	561.1	450.7(28)	448.8(28)	461.7
## NET INCOME - GAIN	362.7(84)	440.3(85)	454.0	411.8(27)	530.0(27)	545.4
- LOSS	413.0(3)	681.3(2)	695.2	573.5(2)	538.3(2)	538.3
RENTAL INCOME - OFFICE AREA		808.6(127)	832.9		790.9(48)	809.9
- STORE AREA	808.9(94)			492.3(22)		
- STORAGE AREA	164.7(59)			294.4(28)		
- SPECIAL AREA	361.5(30)			48.6(12)		
TOTAL RENTAL INCOME	790.6(129)			748.6(48)		
ELECTRICAL INCOME	44.0(66)			12.3(17)		
MISCELLANEOUS INCOME	40.1(107)			43.5(34)		
TOTAL OPERATING INCOME	847.7(129)			789.1(48)		
LABOR COST	108.8(113)			78.9(50)		
OPERATING RATIO %	62.0(129)			56.5(48)		
MANAGEMENT RATIO %	46.1(129)			41.1(48)		
AVG OFFICE VACANCY %	2.9(151)			2.1(55)		
AVG OFFICE OCCUPANCY %	97.1(151)			97.9(55)		
AVG OFFICE TENANT SQ. FT.	7287.7(140)			6621.2(55)		
AVG STORE TENANT SQ. FT.	3123.0(99)			5591.2(22)		
AVG. SQ. FT. PER EMPLOYEE	12089.6(113)			21866.0(51)		
AVG SQ. FT. PER PERSON	217.3(120)	204.3(120)	198.5	238.2(49)	211.6(49)	207.6

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ANALYSIS BY SIZE OF BUILDING—600,000 SQ. FT. AND OVER

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft.	127	127	127	12	12	12
Number of Buildings	95,028,317	84,501,933	83,077,497	4,308,869	3,604,180	3,503,686
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	100.5(127)	112.8(127)	118.8	47.4(12)	51.7(12)	53.2
A2 ELECTRICAL SYSTEMS	16.8(124)	17.5(124)	17.8	12.3(10)	11.2(10)	11.3
A3C COMBINED HVAC	33.7(121)	35.0(121)	35.5	17.3(12)	14.4(12)	14.8
A5 ELEVATORS	21.2(127)	22.0(127)	22.4	8.4(12)	8.5(12)	8.8
A6A GENERAL BUILDING COSTS	61.5(127)	61.0(127)	62.1	55.6(12)	50.5(12)	52.0
A6B ADMINISTRATIVE COSTS	32.8(127)	34.6(127)	35.2	24.1(12)	25.1(12)	25.8
A7 ENERGY	149.6(127)	151.0(127)	153.6	86.7(12)	85.7(12)	88.1
TOTAL OPERATING 'A'	412.6(127)	430.4(127)	437.8	247.3(12)	242.5(12)	249.4
B1 ALTERATIONS-TENANT AREA	19.1(86)	24.3(86)	24.7	33.3(10)	33.3(10)	33.5
B3 DECORATING- TENANT AREA	6.5(80)	6.9(80)	7.0	2.4(1)	2.4(1)	2.4
TOTAL CONSTRUCTION 'B'	19.5(104)	23.6(104)	23.9	34.6(10)	34.3(10)	34.5
TOTAL OPERATING EXP.A AND B	424.7(104)	438.9(104)	444.7	296.0(10)	287.6(10)	289.3
C1 INSURANCE	12.2(121)	12.4(121)	12.6	4.7(12)	5.0(12)	5.1
C2A REAL ESTATE TAX	180.1(123)	181.9(123)	185.0	85.8(12)	77.7(12)	80.0
C2B PERSONAL PROP.TAX ETC.	13.4(28)	11.9(28)	12.3	3.1(1)	3.1(1)	3.1
# TOTAL FIXED CHARGES 'C'	193.0(124)	194.5(124)	197.9	91.6(12)	83.4(12)	85.8
# TOTAL OPERATING EXP.A+B+C	618.4(102)	632.7(102)	641.0	393.1(10)	371.7(10)	374.0
# NET INCOME - GAIN	422.1(104)	533.2(104)	542.6	462.9(10)	484.7(10)	487.7
- LOSS	672.5(13)	736.9(13)	753.7	88.9(1)	84.3(1)	96.9
LEASE EXPENSE	15.4(56)	15.7(56)	16.0	37.1(11)	37.0(11)	38.4
AMORTIZED TENANT ALTERATIONS	33.9(46)	33.8(46)	34.6	152.2(1)	152.2(1)	152.2
## TOTAL OPERATING EXP.A+B+C	628.8(65)	640.2(65)	649.5	492.0(10)	455.3(10)	458.0
## NET INCOME - GAIN	440.7(66)	547.1(67)	558.0	417.9(10)	440.1(10)	442.8
- LOSS	568.7(9)	709.4(8)	725.3	102.6(1)	98.0(1)	112.6
RENTAL INCOME - OFFICE AREA		922.3(109)	939.2		599.6(11)	622.3
- STORE AREA	730.5(93)			623.7(2)		
- STORAGE AREA	224.2(70)			0.0(0)		
- SPECIAL AREA	566.8(44)			0.0(0)		
TOTAL RENTAL INCOME	903.2(117)			589.8(11)		
ELECTRICAL INCOME	32.9(50)			14.8(2)		
MISCELLANEOUS INCOME	31.4(101)			32.5(11)		
TOTAL OPERATING INCOME	926.7(118)			630.7(11)		
LABOR COST	108.3(105)			57.0(12)		
OPERATING RATIO %	67.1(118)			54.4(11)		
MANAGEMENT RATIO %	45.0(118)			38.1(11)		
AVG OFFICE VACANCY %	1.7(127)			2.8(12)		
AVG OFFICE OCCUPANCY %	98.3(127)			97.2(12)		
AVG OFFICE TENANT SQ. FT.	14823.5(119)			6423.0(11)		
AVG STORE TENANT SQ. FT.	4440.1(107)			7798.0(2)		
AVG. SQ. FT. PER EMPLOYEE	13125.3(105)			14909.6(12)		
AVG SQ. FT. PER PERSON	228.3(114)	206.9(114)	203.6	215.1(11)	174.9(11)	168.6

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	316 82,667,897	316 75,026,481	316 72,240,978	177 13,214,638	177 12,356,425	177 11,681,897
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	85.5(315)	95.7(314)	99.4	61.0(177)	63.4(177)	67.1
A2 ELECTRICAL SYSTEMS	11.0(284)	11.5(284)	12.0	6.4(149)	6.5(149)	6.9
A3C COMBINED HVAC	25.6(296)	26.4(295)	27.4	18.3(173)	19.0(173)	20.1
A5 ELEVATORS	19.4(308)	20.3(308)	21.1	7.5(111)	7.2(111)	7.6
A6A GENERAL BUILDING COSTS	46.0(315)	45.6(315)	47.4	48.4(177)	48.7(177)	51.5
A6B ADMINISTRATIVE COSTS	32.9(315)	34.1(315)	35.5	36.8(176)	36.6(176)	38.7
A7 ENERGY	125.3(307)	126.1(307)	130.9	112.9(177)	114.2(177)	120.8
TOTAL OPERATING 'A'	343.2(316)	356.4(316)	370.1	288.4(177)	292.9(177)	309.8
B1 ALTERATIONS-TENANT AREA	17.2(176)	26.4(176)	27.5	29.1(104)	34.5(104)	36.6
B3 DECORATING- TENANT AREA	5.7(180)	6.0(180)	6.2	7.6(86)	11.1(86)	12.0
TOTAL CONSTRUCTION 'B'	17.0(240)	23.8(240)	24.7	26.9(134)	33.4(134)	35.2
TOTAL OPERATING EXP.A AND B	358.8(240)	375.5(240)	389.5	308.0(134)	318.7(134)	335.8
C1 INSURANCE	12.9(289)	13.1(289)	13.6	8.2(167)	8.2(167)	8.7
C2A REAL ESTATE TAX	126.0(294)	126.5(294)	131.3	77.6(167)	77.2(167)	82.0
C2B PERSONAL PROP.TAX ETC.	1.4(81)	1.4(81)	1.4	4.5(41)	4.8(41)	5.6
# TOTAL FIXED CHARGES 'C'	137.2(297)	137.8(297)	142.9	85.8(169)	85.3(169)	90.7
# TOTAL OPERATING EXP.A+B+C	500.1(233)	518.5(233)	537.3	397.5(133)	407.7(133)	429.8
# NET INCOME - GAIN	384.8(272)	470.1(270)	487.6	373.3(142)	418.5(143)	441.3
- LOSS	318.5(18)	329.6(20)	346.7	239.4(25)	282.8(24)	361.9
LEASE EXPENSE	12.0(171)	11.9(171)	12.4	19.2(138)	19.4(138)	20.7
AMORTIZED TENANT ALTERATIONS	34.0(105)	34.0(105)	35.4	43.6(44)	44.6(44)	47.3
## TOTAL OPERATING EXP.A+B+C	515.9(168)	535.4(168)	557.4	421.6(115)	433.4(115)	456.8
## NET INCOME - GAIN	369.5(191)	452.9(191)	469.5	334.0(117)	377.1(117)	396.8
- LOSS	245.8(11)	356.8(11)	377.3	371.5(22)	398.2(22)	528.6
RENTAL INCOME - OFFICE AREA		834.5(281)	867.4		735.8(154)	778.7
- STORE AREA	722.1(201)			628.2(24)		
- STORAGE AREA	213.4(135)			287.8(39)		
- SPECIAL AREA	218.6(31)			357.5(26)		
TOTAL RENTAL INCOME	806.4(298)			713.4(174)		
ELECTRICAL INCOME	36.3(132)			13.5(59)		
MISCELLANEOUS INCOME	35.7(234)			28.8(133)		
TOTAL OPERATING INCOME	845.9(298)			737.3(174)		
LABOR COST	84.1(209)			42.2(114)		
OPERATING RATIO %	59.5(298)			56.0(174)		
MANAGEMENT RATIO %	41.7(298)			41.6(174)		
AVG OFFICE VACANCY %	3.7(316)			5.5(177)		
AVG OFFICE OCCUPANCY %	96.3(316)			94.5(177)		
AVG OFFICE TENANT SQ. FT.	5343.7(302)			3175.7(169)		
AVG STORE TENANT SQ. FT.	2980.5(216)			1835.9(34)		
AVG. SQ. FT. PER EMPLOYEE	2723.8(210)			121.9(113)		
AVG SQ. FT. PER PERSON	206.7(251)	198.4(251)	188.1	233.4(148)	220.9(148)	208.8

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	266 91,736,787	266 82,300,873	266 80,787,243	81 13,738,591	81 11,713,988	81 11,450,939
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	109.4(264)	115.9(263)	118.0	70.0(80)	69.8(80)	71.4
A2 ELECTRICAL SYSTEMS	18.7(241)	18.7(241)	19.0	15.0(70)	14.0(70)	14.4
A3C COMBINED HVAC	37.3(243)	38.0(242)	38.6	29.7(77)	29.5(77)	30.2
A5 ELEVATORS	23.0(255)	23.7(255)	24.1	8.4(70)	8.4(70)	8.5
A6A GENERAL BUILDING COSTS	71.9(265)	71.5(265)	72.8	98.4(81)	96.0(81)	98.2
A6B ADMINISTRATIVE COSTS	38.1(253)	39.7(253)	40.4	27.1(68)	27.2(68)	27.9
A7 ENERGY	149.4(253)	150.5(253)	153.3	123.5(80)	124.4(80)	127.3
TOTAL OPERATING 'A'	440.9(265)	450.8(265)	459.3	362.5(81)	359.5(81)	367.8
B1 ALTERATIONS-TENANT AREA	34.5(153)	36.7(153)	37.4	25.5(48)	23.8(48)	24.1
B3 DECORATING- TENANT AREA	7.4(134)	7.9(134)	8.0	4.9(37)	4.9(37)	5.0
TOTAL CONSTRUCTION 'B'	32.3(188)	34.3(188)	34.9	27.0(53)	25.1(53)	25.4
TOTAL OPERATING EXP.A AND B	466.4(188)	476.1(188)	484.3	394.0(53)	387.2(53)	392.0
C1 INSURANCE	9.6(231)	9.5(231)	9.7	7.4(66)	7.5(66)	7.7
C2A REAL ESTATE TAX	171.1(246)	172.5(246)	175.6	99.8(67)	97.1(67)	99.5
C2B PERSONAL PROP.TAX ETC.	15.2(66)	13.3(66)	13.9	25.6(14)	27.5(14)	27.6
# TOTAL FIXED CHARGES 'C'	181.4(251)	182.6(251)	186.1	113.0(68)	109.8(68)	112.6
# TOTAL OPERATING EXP.A+B+C	653.1(183)	663.8(183)	675.3	512.6(43)	502.0(43)	508.4
# NET INCOME - GAIN	369.7(175)	459.2(176)	468.3	365.6(43)	436.3(48)	451.8
- LOSS	531.9(37)	620.8(36)	637.9	195.6(9)	294.7(4)	294.7
LEASE EXPENSE	11.7(77)	10.6(77)	10.8	26.5(17)	26.3(17)	27.0
AMORTIZED TENANT ALTERATIONS	29.0(59)	29.2(59)	30.1	106.2(11)	96.7(11)	98.3
## TOTAL OPERATING EXP.A+B+C	653.3(82)	656.9(82)	668.5	571.3(14)	547.0(14)	555.4
## NET INCOME - GAIN	379.9(87)	495.2(87)	507.4	357.9(18)	411.2(18)	422.1
- LOSS	634.1(15)	704.7(15)	721.5	573.5(2)	538.3(2)	538.3
RENTAL INCOME - OFFICE AREA		836.4(216)	854.6		725.0(65)	746.6
- STORE AREA	784.9(119)			522.2(13)		
- STORAGE AREA	197.2(94)			217.8(15)		
- SPECIAL AREA	459.9(61)			62.1(12)		
TOTAL RENTAL INCOME	824.7(214)			719.9(55)		
ELECTRICAL INCOME	33.3(71)			16.7(15)		
MISCELLANEOUS INCOME	28.5(127)			28.4(29)		
TOTAL OPERATING INCOME	856.4(215)			745.8(55)		
LABOR COST	127.7(178)			81.6(54)		
OPERATING RATIO %	74.3(215)			63.3(55)		
MANAGEMENT RATIO %	52.6(215)			47.2(55)		
AVG OFFICE VACANCY %	1.8(266)			2.2(81)		
AVG OFFICE OCCUPANCY %	98.2(266)			97.8(81)		
AVG OFFICE TENANT SQ. FT.	19626.2(226)			18233.3(69)		
AVG STORE TENANT SQ. FT.	2996.2(123)			3355.0(13)		
AVG. SQ. FT. PER EMPLOYEE	2358.0(191)			19214.0(61)		
AVG SQ. FT. PER PERSON	234.7(218)	213.5(218)	209.6	240.8(61)	202.8(61)	197.4

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	20 1,834,379	20 1,577,981	20 1,485,227	16 798,339	16 735,616	16 609,352
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	118.5(20)	118.2(20)	125.6	69.7(16)	65.8(16)	79.5
A2 ELECTRICAL SYSTEMS	8.4(20)	7.1(20)	7.5	6.8(14)	5.8(14)	7.0
A3C COMBINED HVAC	26.9(19)	28.3(19)	29.8	18.0(16)	14.7(16)	17.7
A5 ELEVATORS	23.1(20)	21.8(20)	23.1	10.1(11)	9.7(11)	11.5
A6A GENERAL BUILDING COSTS	81.9(20)	82.6(20)	87.8	67.4(16)	67.2(16)	81.1
A6B ADMINISTRATIVE COSTS	57.6(20)	60.1(20)	63.8	57.9(16)	53.4(16)	64.5
A7 ENERGY	100.2(20)	101.1(20)	107.4	101.8(16)	103.4(16)	124.8
TOTAL OPERATING 'A'	412.8(20)	415.2(20)	441.1	331.1(16)	319.3(16)	385.4
B1 ALTERATIONS-TENANT AREA	26.6(11)	28.5(11)	30.5	11.0(9)	13.9(9)	15.2
B3 DECORATING- TENANT AREA	24.8(16)	26.7(16)	28.8	10.7(11)	7.6(11)	8.2
TOTAL CONSTRUCTION 'B'	42.4(17)	45.6(17)	49.1	19.7(11)	18.9(11)	20.4
TOTAL OPERATING EXP.A AND B	449.6(17)	477.6(17)	513.8	375.9(11)	343.8(11)	370.9
C1 INSURANCE	11.7(18)	11.8(18)	12.6	8.2(16)	8.1(16)	9.8
C2A REAL ESTATE TAX	81.2(18)	81.9(18)	87.5	70.5(14)	70.1(14)	77.7
C2B PERSONAL PROP.TAX ETC.	8.6(7)	9.7(7)	10.4	3.5(3)	3.6(3)	3.9
# TOTAL FIXED CHARGES 'C'	96.2(18)	97.3(18)	104.0	58.3(16)	59.0(16)	71.2
# TOTAL OPERATING EXP.A+B+C	539.6(16)	567.4(16)	609.8	446.0(11)	413.5(11)	446.1
# NET INCOME - GAIN	285.2(18)	388.4(18)	415.0	337.9(15)	403.8(15)	494.8
- LOSS	0.0(0)	0.0(0)	0.0	442.9(1)	438.5(1)	438.5
LEASE EXPENSE	13.1(4)	13.5(4)	14.9	4.9(9)	4.5(9)	5.9
AMORTIZED TENANT ALTERATIONS	36.4(6)	37.0(6)	40.8	4.0(1)	4.0(1)	4.7
## TOTAL OPERATING EXP.A+B+C	536.0(9)	566.7(9)	623.4	427.5(7)	373.0(7)	420.5
## NET INCOME - GAIN	267.7(9)	370.1(9)	407.1	251.1(8)	324.6(8)	437.3
- LOSS	0.0(0)	0.0(0)	0.0	469.1(1)	464.6(1)	464.6
RENTAL INCOME - OFFICE AREA		867.5(18)	917.8		657.6(15)	805.7
- STORE AREA	757.7(16)			476.4(7)		
- STORAGE AREA	173.9(7)			20.5(2)		
- SPECIAL AREA	80.6(2)			243.6(1)		
TOTAL RENTAL INCOME	818.1(19)			676.2(16)		
ELECTRICAL INCOME	19.4(10)			17.3(3)		
MISCELLANEOUS INCOME	19.2(19)			72.0(12)		
TOTAL OPERATING INCOME	850.5(19)			679.4(16)		
LABOR COST	120.4(14)			73.7(6)		
OPERATING RATIO %	65.4(19)			59.5(16)		
MANAGEMENT RATIO %	52.8(19)			50.4(16)		
AVG OFFICE VACANCY %	5.9(20)			17.2(16)		
AVG OFFICE OCCUPANCY %	94.1(20)			82.8(16)		
AVG OFFICE TENANT SQ. FT.	1083.0(16)			1280.0(12)		
AVG STORE TENANT SQ. FT.	2388.0(16)			788.1(6)		
AVG. SQ. FT. PER EMPLOYEE	7609.5(14)			10056.7(6)		
AVG SQ. FT. PER PERSON	217.4(12)	208.4(12)	189.7	438.4(8)	420.6(8)	338.2

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OPERATING COST BREAKDOWNS—UNITED STATES

ALL UNITED STATES—COMBINED
REGIONS—DOWNTOWN, SUBURBAN

ALL UNITED STATES—COMBINED

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	67.4 (499)	4.6 (760)	54.9 (937)	2.4 (365)	51.3 (1117)
ELECTRICAL SYS	10.2 (463)	3.5 (756)	4.4 (472)	2.3 (273)	13.6 (965)
COMBINED HVAC	23.9 (577)	4.5 (705)	8.0 (741)	3.6 (361)	29.4 (1060)
ELEVATORS	9.4 (253)	0.9 (196)	15.7 (879)	1.3 (313)	19.4 (1017)
ADMINISTRATIVE	26.3 (943)	2.6 (643)	7.1 (357)	8.0 (698)	36.5 (1092)
ALTERATIONS	7.7 (165)	3.6 (247)	26.2 (407)	9.3 (150)	25.2 (672)
DECORATING	7.4 (146)	2.1 (239)	4.2 (309)	1.6 (129)	7.7 (568)
GENERAL BLDG:					
SECURITY	21.1 (313)	0.8 (163)	12.8 (616)	1.4 (143)	21.2 (873)
LANDSCAPING	4.7 (183)	1.9 (242)	2.7 (498)	0.8 (130)	4.5 (672)
PLUMBING					3.5 (803)
WATER					4.1 (1037)
OTHER GEN BLDG	17.7 (607)	7.9 (708)	9.7 (650)	14.4 (666)	36.0 (1032)

MIDDLE ATLANTIC—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	107.5 (99)	4.4 (126)	56.5 (146)	4.1 (59)	112.4 (186)
ELECTRICAL SYS	14.6 (99)	4.3 (122)	5.0 (90)	3.2 (69)	21.1 (151)
COMBINED HVAC	30.8 (111)	4.6 (121)	9.2 (114)	5.0 (74)	35.4 (179)
ELEVATORS	10.8 (71)	1.2 (45)	16.4 (141)	2.4 (66)	21.3 (182)
ADMINISTRATIVE	22.2 (145)	4.7 (97)	4.3 (48)	14.6 (107)	35.1 (183)
ALTERATIONS	9.5 (30)	3.8 (44)	53.2 (48)	8.8 (25)	33.2 (92)
DECORATING	4.8 (27)	3.3 (40)	3.4 (48)	1.2 (20)	6.0 (89)
GENERAL BLDG:					
SECURITY	26.5 (85)	0.8 (42)	9.7 (83)	1.5 (39)	25.1 (153)
LANDSCAPING	3.7 (20)	1.2 (21)	1.4 (66)	0.5 (17)	2.6 (76)
PLUMBING					4.2 (132)
WATER					3.7 (164)
OTHER GEN BLDG	23.2 (96)	9.1 (110)	9.1 (102)	20.5 (104)	38.4 (160)

MIDDLE ATLANTIC—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	4.2 (4)	3.9 (15)	66.7 (26)	4.1 (7)	65.7 (49)
ELECTRICAL SYS	8.9 (10)	4.7 (18)	3.2 (12)	4.3 (5)	14.0 (29)
COMBINED HVAC	17.1 (10)	6.2 (13)	7.3 (15)	20.2 (3)	30.9 (45)
ELEVATORS	4.1 (2)	0.4 (1)	6.6 (20)	2.0 (2)	6.7 (44)
ADMINISTRATIVE	29.7 (29)	1.8 (17)	4.2 (7)	5.9 (18)	31.8 (48)
ALTERATIONS	2.4 (2)	0.9 (3)	38.6 (8)	12.4 (2)	28.8 (18)
DECORATING	3.1 (2)	1.1 (4)	12.1 (6)	0.0 (0)	17.8 (17)
GENERAL BLDG:					
SECURITY	36.0 (5)	0.0 (0)	30.3 (7)	5.4 (4)	31.3 (25)
LANDSCAPING	8.6 (4)	4.1 (4)	6.5 (15)	1.6 (5)	8.8 (27)
PLUMBING					2.9 (28)
WATER					7.7 (47)
OTHER GEN BLDG	25.7 (19)	19.3 (16)	14.2 (17)	35.8 (14)	50.4 (46)

OPERATING COST BREAKDOWNS—UNITED STATES

REGIONS—DOWNTOWN, SUBURBAN

MIDWEST NORTHERN—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	57.5 (58)	3.1 (77)	36.7 (80)	0.7 (35)	74.7 (94)
ELECTRICAL SYS	5.3 (46)	2.9 (73)	2.7 (58)	0.7 (27)	7.8 (87)
COMBINED HVAC	16.8 (60)	4.6 (77)	8.7 (62)	3.5 (33)	24.8 (93)
ELEVATORS	3.6 (33)	0.8 (36)	13.8 (87)	1.0 (33)	16.1 (93)
ADMINISTRATIVE	29.8 (77)	1.2 (60)	14.1 (40)	2.8 (63)	36.7 (92)
ALTERATIONS	4.3 (16)	2.0 (23)	27.4 (38)	1.4 (6)	23.2 (55)
DECORATING	5.2 (20)	1.4 (32)	4.4 (47)	1.0 (11)	6.5 (64)
GENERAL BLDG:					
SECURITY	13.1 (26)	1.4 (12)	12.6 (56)	0.8 (11)	16.2 (72)
LANDSCAPING	1.4 (14)	0.8 (16)	1.7 (18)	0.4 (8)	2.2 (33)
PLUMBING					3.6 (74)
WATER					4.4 (87)
OTHER GEN BLDG	15.6 (70)	7.3 (71)	7.2 (67)	11.5 (63)	38.0 (88)

MIDWEST NORTHERN—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	23.1 (12)	3.4 (18)	53.3 (35)	1.5 (6)	62.4 (41)
ELECTRICAL SYS	4.8 (14)	1.8 (18)	1.8 (15)	0.7 (3)	7.5 (25)
COMBINED HVAC	17.9 (17)	7.2 (21)	8.8 (27)	2.8 (3)	28.0 (40)
ELEVATORS	1.5 (4)	0.2 (5)	5.8 (31)	0.4 (2)	6.3 (33)
ADMINISTRATIVE	30.5 (29)	1.4 (16)	4.9 (12)	1.5 (17)	34.7 (36)
ALTERATIONS	1.7 (3)	3.9 (4)	11.0 (10)	1.2 (1)	10.9 (15)
DECORATING	0.0 (1)	11.7 (5)	7.1 (11)	5.4 (2)	7.2 (19)
GENERAL BLDG:					
SECURITY	14.3 (7)	0.7 (4)	10.1 (20)	0.3 (1)	15.7 (23)
LANDSCAPING	5.9 (15)	2.5 (12)	5.6 (24)	0.5 (4)	11.5 (30)
PLUMBING					1.3 (22)
WATER					3.3 (31)
OTHER GEN BLDG	16.7 (28)	7.4 (23)	11.7 (22)	4.9 (19)	36.8 (38)

NORTH CENTRAL—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	73.3 (75)	5.2 (96)	58.5 (110)	1.1 (39)	104.9 (118)
ELECTRICAL SYS	11.9 (60)	2.6 (95)	3.5 (57)	1.3 (27)	12.4 (112)
COMBINED HVAC	27.9 (90)	6.0 (98)	7.4 (86)	1.0 (50)	34.8 (117)
ELEVATORS	11.0 (65)	0.9 (35)	18.8 (110)	0.5 (53)	26.5 (117)
ADMINISTRATIVE	28.3 (108)	1.5 (87)	5.4 (51)	7.4 (84)	37.8 (115)
ALTERATIONS	8.3 (33)	3.2 (40)	12.5 (52)	3.3 (12)	17.8 (79)
DECORATING	13.4 (39)	1.7 (45)	3.7 (38)	1.1 (13)	10.7 (74)
GENERAL BLDG:					
SECURITY	18.4 (62)	1.4 (25)	13.3 (63)	1.7 (17)	21.9 (99)
LANDSCAPING	3.0 (8)	0.7 (9)	1.4 (29)	0.6 (4)	1.9 (41)
PLUMBING					5.0 (91)
WATER					3.8 (113)
OTHER GEN BLDG	15.9 (90)	9.2 (100)	12.3 (82)	8.3 (78)	35.6 (111)

NORTH CENTRAL—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	63.9 (19)	5.8 (32)	54.5 (46)	2.0 (15)	88.9 (49)
ELECTRICAL SYS	9.7 (18)	3.8 (26)	3.6 (35)	0.3 (4)	10.4 (47)
COMBINED HVAC	20.8 (31)	5.0 (34)	10.1 (35)	2.5 (15)	29.8 (48)
ELEVATORS	1.4 (1)	0.8 (5)	8.2 (39)	0.5 (5)	8.4 (41)
ADMINISTRATIVE	33.7 (40)	3.3 (34)	7.9 (16)	3.4 (28)	36.9 (49)
ALTERATIONS	8.6 (5)	8.1 (10)	16.0 (26)	12.5 (5)	21.6 (28)
DECORATING	10.7 (4)	2.9 (8)	5.2 (25)	3.3 (1)	6.5 (30)
GENERAL BLDG:					
SECURITY	13.5 (14)	1.7 (11)	16.7 (33)	0.5 (8)	20.6 (39)
LANDSCAPING	7.5 (9)	3.8 (13)	8.9 (41)	3.1 (7)	12.8 (44)
PLUMBING					2.3 (38)
WATER					4.3 (48)
OTHER GEN BLDG	15.8 (25)	8.4 (25)	16.3 (38)	4.1 (27)	34.3 (49)

OPERATING COST BREAKDOWNS—UNITED STATES

REGIONS—DOWNTOWN, SUBURBAN

PACIFIC NORTHWEST—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	34.8(19)	3.6(82)	62.4(55)	1.6(25)	81.7(67)
ELECTRICAL SYS	5.3(16)	2.1(42)	2.3(25)	1.9(16)	5.3(61)
COMBINED HVAC	13.2(22)	1.7(34)	7.5(38)	3.1(20)	14.3(65)
ELEVATORS	12.4(11)	0.3(2)	21.7(54)	1.2(26)	23.7(67)
ADMINISTRATIVE	37.3(56)	1.7(27)	4.3(24)	4.5(47)	42.3(68)
ALTERATIONS	12.6(10)	4.0(21)	38.5(25)	25.9(13)	32.8(50)
DECORATING	4.9(3)	1.0(14)	6.5(19)	1.4(3)	6.4(33)
GENERAL BLDG:					
SECURITY	4.8(7)	0.1(9)	12.9(40)	0.2(7)	12.2(57)
LANDSCAPING	1.0(2)	0.6(4)	2.5(20)	0.4(1)	2.3(31)
PLUMBING					4.6(50)
WATER					3.8(67)
OTHER GEN BLDG	16.2(24)	5.7(40)	7.3(35)	5.3(36)	26.4(63)

PACIFIC NORTHWEST—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	46.1(5)	5.2(5)	22.0(8)	8.8(5)	70.0(8)
ELECTRICAL SYS	0.0(0)	3.2(8)	1.9(2)	0.0(0)	3.5(8)
COMBINED HVAC	0.0(0)	1.5(2)	6.1(8)	0.2(1)	6.4(8)
ELEVATORS	0.0(0)	0.0(0)	9.8(7)	0.0(0)	9.8(7)
ADMINISTRATIVE	39.1(4)	33.8(1)	10.5(3)	24.4(2)	78.3(4)
ALTERATIONS	0.0(0)	0.0(0)	22.6(8)	0.0(0)	22.6(8)
DECORATING	0.0(0)	0.0(0)	9.1(3)	0.0(0)	9.1(3)
GENERAL BLDG:					
SECURITY	0.0(0)	0.0(0)	23.1(5)	0.0(0)	22.6(6)
LANDSCAPING	1.2(1)	0.0(0)	4.4(7)	0.0(0)	4.5(8)
PLUMBING					0.5(4)
WATER					2.8(8)
OTHER GEN BLDG	41.6(5)	9.5(8)	12.9(7)	48.8(6)	96.2(8)

PACIFIC SOUTHWEST—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	45.4(48)	5.3(81)	74.7(106)	1.6(30)	96.5(126)
ELECTRICAL SYS	6.5(96)	4.4(75)	4.0(53)	1.5(28)	10.0(111)
COMBINED HVAC	26.3(57)	3.3(64)	6.7(76)	2.6(41)	28.2(113)
ELEVATORS	8.8(21)	0.7(19)	19.4(106)	1.0(47)	21.6(122)
ADMINISTRATIVE	28.3(106)	1.8(75)	7.9(31)	4.0(85)	36.3(121)
ALTERATIONS	9.1(17)	5.2(26)	25.9(35)	13.0(12)	30.8(70)
DECORATING	3.2(13)	1.6(21)	7.4(28)	8.1(11)	7.2(55)
GENERAL BLDG:					
SECURITY	18.9(34)	0.5(22)	18.1(77)	0.6(17)	22.8(105)
LANDSCAPING	4.8(12)	1.2(27)	3.7(58)	0.8(11)	4.4(83)
PLUMBING					2.7(90)
WATER					3.7(114)
OTHER GEN BLDG	11.0(57)	6.7(83)	11.0(65)	8.9(79)	28.6(116)

PACIFIC SOUTHWEST— SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	36.7(8)	4.3(14)	65.0(24)	0.9(5)	80.5(27)
ELECTRICAL SYS	9.8(7)	3.6(15)	0.6(7)	2.9(2)	12.0(20)
COMBINED HVAC	8.6(9)	3.4(11)	8.9(20)	7.2(3)	17.3(27)
ELEVATORS	4.3(1)	0.1(3)	10.6(21)	0.5(4)	10.7(22)
ADMINISTRATIVE	29.4(26)	2.4(9)	4.6(7)	6.4(20)	36.9(26)
ALTERATIONS	13.6(2)	1.3(5)	17.5(7)	9.0(5)	15.2(17)
DECORATING	2.5(1)	2.2(4)	2.0(6)	1.5(4)	4.0(13)
GENERAL BLDG:					
SECURITY	40.7(6)	1.9(3)	11.9(14)	0.0(0)	26.5(18)
LANDSCAPING	4.2(3)	7.9(10)	5.5(16)	6.1(5)	9.9(25)
PLUMBING					2.3(15)
WATER					4.9(27)
OTHER GEN BLDG	13.3(11)	4.3(15)	9.0(17)	11.8(21)	27.2(26)

OPERATING COST BREAKDOWNS—UNITED STATES

REGIONS—DOWNTOWN, SUBURBAN

SOUTHERN—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	28.7 (32)	4.1 (47)	41.6 (50)	3.2 (22)	80.0 (67)
ELECTRICAL SYS	5.4 (24)	2.7 (44)	5.8 (27)	0.9 (11)	11.6 (61)
COMBINED HVAC	11.5 (28)	4.5 (41)	7.7 (44)	1.9 (19)	20.0 (57)
ELEVATORS	2.6 (7)	0.4 (9)	10.6 (54)	0.3 (14)	15.5 (66)
ADMINISTRATIVE	25.6 (62)	2.0 (48)	5.0 (16)	2.6 (42)	32.8 (67)
ALTERATIONS	7.0 (14)	3.0 (16)	9.8 (21)	5.4 (10)	12.8 (41)
DECORATING	9.5 (10)	2.0 (15)	3.2 (14)	0.2 (6)	6.8 (35)
GENERAL BLDG:					
SECURITY	16.8 (18)	0.7 (9)	12.3 (38)	3.9 (11)	18.7 (57)
LANDSCAPING	3.4 (5)	0.9 (17)	2.2 (24)	0.4 (5)	3.0 (40)
PLUMBING					2.0 (47)
WATER					5.0 (60)
OTHER GEN BLDG	20.2 (41)	6.2 (36)	8.0 (30)	8.8 (31)	32.7 (53)

SOUTHERN—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	41.9 (59)	8.1 (87)	23.6 (87)	0.7 (47)	56.8 (102)
ELECTRICAL SYS	5.1 (54)	3.1 (84)	1.2 (23)	1.0 (51)	8.7 (91)
COMBINED HVAC	8.4 (44)	2.9 (58)	9.4 (91)	0.4 (41)	17.5 (101)
ELEVATORS	9.0 (3)	0.5 (6)	5.6 (65)	1.0 (30)	6.8 (68)
ADMINISTRATIVE	28.6 (89)	1.8 (53)	8.4 (37)	5.9 (61)	35.0 (101)
ALTERATIONS	1.5 (11)	7.0 (22)	44.8 (43)	23.8 (47)	38.3 (85)
DECORATING	5.0 (11)	0.8 (19)	3.9 (22)	0.9 (22)	4.5 (38)
GENERAL BLDG:					
SECURITY	8.3 (9)	0.4 (0)	10.5 (71)	0.1 (6)	16.4 (79)
LANDSCAPING	12.4 (50)	6.6 (69)	4.2 (84)	0.8 (49)	18.9 (100)
PLUMBING					1.7 (89)
WATER					5.5 (102)
OTHER GEN BLDG	14.4 (41)	5.6 (54)	4.0 (50)	3.9 (75)	15.9 (100)

SOUTHWEST—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	25.7 (48)	4.7 (63)	48.6 (77)	1.7 (32)	66.8 (90)
ELECTRICAL SYS	5.2 (49)	2.9 (72)	6.4 (44)	2.4 (25)	10.7 (81)
COMBINED HVAC	17.2 (63)	4.1 (68)	6.4 (61)	5.5 (34)	27.6 (79)
ELEVATORS	4.1 (27)	1.3 (26)	15.6 (80)	0.9 (24)	17.8 (86)
ADMINISTRATIVE	25.4 (84)	1.8 (62)	12.8 (39)	7.9 (60)	42.6 (90)
ALTERATIONS	5.5 (14)	1.5 (25)	15.6 (51)	2.7 (9)	16.4 (69)
DECORATING	5.8 (11)	0.5 (18)	3.3 (20)	0.8 (15)	12.0 (47)
GENERAL BLDG:					
SECURITY	17.1 (27)	0.4 (11)	11.3 (55)	0.7 (15)	16.0 (74)
LANDSCAPING	2.3 (13)	0.2 (12)	1.6 (39)	0.6 (9)	3.8 (54)
PLUMBING					2.2 (62)
WATER					3.8 (81)
OTHER GEN BLDG	16.5 (67)	5.0 (66)	8.7 (55)	23.5 (55)	43.8 (83)

SOUTHWEST—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	26.1 (6)	4.2 (47)	43.1 (73)	1.4 (36)	52.0 (76)
ELECTRICAL SYS	9.6 (13)	3.2 (51)	4.6 (17)	2.2 (4)	8.2 (66)
COMBINED HVAC	21.0 (26)	4.1 (52)	7.9 (53)	4.1 (22)	23.7 (73)
ELEVATORS	0.7 (4)	0.3 (1)	8.5 (51)	1.3 (3)	8.5 (54)
ADMINISTRATIVE	25.5 (75)	2.2 (48)	4.6 (21)	6.0 (53)	30.7 (75)
ALTERATIONS	7.7 (4)	3.7 (5)	30.7 (31)	10.6 (2)	31.9 (35)
DECORATING	2.4 (1)	2.9 (8)	3.2 (18)	1.1 (20)	3.3 (42)
GENERAL BLDG:					
SECURITY	15.4 (12)	0.4 (5)	14.5 (45)	4.3 (6)	20.2 (53)
LANDSCAPING	7.0 (23)	2.5 (22)	5.9 (51)	0.9 (3)	10.2 (70)
PLUMBING					2.0 (48)
WATER					3.2 (71)
OTHER GEN BLDG	13.4 (26)	9.2 (52)	8.9 (55)	18.5 (51)	37.5 (76)

OPERATING COST BREAKDOWNS—UNITED STATES

REGIONS—COMBINED

MIDDLE ATLANTIC

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	104.9 (105)	4.4 (143)	57.0 (175)	4.1 (66)	109.4 (238)
ELECTRICAL SYS	14.2 (112)	4.3 (143)	4.9 (105)	3.2 (74)	20.7 (183)
COMBINED HVAC	29.9 (124)	4.6 (137)	9.0 (132)	5.3 (77)	35.0 (227)
ELEVATORS	10.7 (73)	1.1 (46)	15.9 (162)	2.4 (68)	20.5 (227)
ADMINISTRATIVE	22.5 (177)	4.5 (116)	4.2 (56)	14.1 (128)	34.8 (234)
ALTERATIONS	9.1 (32)	3.6 (48)	51.3 (57)	9.0 (27)	32.9 (111)
DECORATING	4.7 (29)	3.2 (45)	3.8 (55)	1.2 (20)	6.5 (107)
GENERAL BLDG:					
SECURITY	26.7 (90)	0.8 (42)	10.4 (93)	1.6 (43)	25.2 (181)
LANDSCAPING	4.2 (26)	1.5 (27)	1.7 (84)	0.7 (24)	3.1 (106)
PLUMBING					4.1 (163)
WATER					4.0 (214)
OTHER GEN BLDG	23.4 (115)	9.6 (127)	9.3 (120)	20.9 (121)	38.9 (209)

MIDWEST NORTHERN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	53.6 (70)	3.1 (95)	39.8 (116)	0.7 (41)	72.6 (138)
ELECTRICAL SYS	5.2 (60)	2.8 (92)	2.8 (74)	0.7 (30)	7.8 (115)
COMBINED HVAC	17.0 (77)	5.0 (98)	8.7 (89)	3.5 (36)	25.0 (135)
ELEVATORS	3.3 (37)	0.8 (42)	12.5 (119)	1.0 (35)	14.7 (129)
ADMINISTRATIVE	30.0 (107)	1.2 (77)	13.2 (52)	2.7 (81)	36.5 (132)
ALTERATIONS	4.0 (20)	2.5 (28)	25.1 (48)	1.4 (7)	21.3 (73)
DECORATING	5.2 (22)	1.7 (38)	4.6 (58)	1.9 (13)	6.6 (86)
GENERAL BLDG:					
SECURITY	13.3 (33)	1.3 (16)	12.1 (76)	0.8 (12)	16.1 (97)
LANDSCAPING	3.3 (29)	1.4 (28)	3.2 (42)	0.4 (12)	4.7 (64)
PLUMBING					3.2 (98)
WATER					4.2 (121)
OTHER GEN BLDG	15.8 (98)	7.4 (94)	7.8 (89)	10.7 (82)	37.7 (128)

NORTH CENTRAL

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	73.2 (97)	5.3 (132)	57.5 (160)	1.2 (56)	103.4 (171)
ELECTRICAL SYS	11.6 (80)	2.8 (125)	3.5 (95)	1.3 (31)	12.2 (163)
COMBINED HVAC	27.2 (124)	5.9 (135)	7.7 (124)	1.2 (66)	34.3 (169)
ELEVATORS	12.9 (68)	0.9 (40)	17.5 (153)	0.5 (60)	24.5 (162)
ADMINISTRATIVE	28.7 (151)	1.7 (122)	5.6 (69)	7.0 (115)	37.6 (167)
ALTERATIONS	8.2 (39)	3.5 (50)	12.9 (79)	4.2 (17)	18.0 (109)
DECORATING	13.2 (44)	1.7 (55)	3.9 (64)	1.1 (14)	10.1 (106)
GENERAL BLDG:					
SECURITY	18.0 (76)	1.5 (37)	13.8 (98)	1.6 (25)	21.7 (142)
LANDSCAPING	5.0 (18)	1.9 (24)	3.0 (71)	1.9 (11)	4.0 (88)
PLUMBING					4.6 (133)
WATER					4.5 (165)
OTHER GEN BLDG	16.3 (118)	9.2 (128)	12.9 (123)	7.8 (106)	35.4 (163)

PACIFIC NORTHWEST

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	36.5 (24)	3.8 (48)	60.3 (64)	2.5 (30)	81.6 (76)
ELECTRICAL SYS	5.8 (17)	2.1 (51)	2.3 (27)	2.0 (17)	5.3 (70)
COMBINED HVAC	13.2 (23)	1.7 (37)	7.3 (47)	3.6 (22)	14.0 (74)
ELEVATORS	12.4 (11)	0.3 (2)	20.7 (62)	1.2 (27)	22.8 (75)
ADMINISTRATIVE	36.8 (61)	2.3 (29)	4.6 (27)	4.7 (50)	42.5 (73)
ALTERATIONS	12.1 (11)	4.0 (21)	32.1 (33)	24.4 (14)	31.4 (59)
DECORATING	4.9 (3)	1.0 (15)	6.4 (23)	1.4 (3)	6.4 (37)
GENERAL BLDG:					
SECURITY	4.8 (7)	0.1 (9)	13.6 (46)	0.2 (7)	12.8 (64)
LANDSCAPING	1.1 (3)	0.6 (4)	2.8 (27)	0.4 (1)	2.5 (39)
PLUMBING					4.4 (55)
WATER					3.7 (76)
OTHER GEN BLDG	18.7 (30)	6.0 (49)	7.7 (43)	9.3 (43)	31.1 (72)

OPERATING COST BREAKDOWNS—UNITED STATES

REGIONS--COMBINED

PACIFIC SOUTHWEST

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	45.1(57)	5.2(96)	73.4(132)	1.5(35)	99.5(156)
ELECTRICAL SYS	6.9(53)	4.3(91)	3.8(60)	1.6(30)	10.2(132)
COMBINED HVAC	24.5(66)	1.3(76)	6.9(97)	2.9(44)	26.7(142)
ELEVATORS	8.7(22)	0.7(23)	18.3(130)	4.0(51)	20.3(147)
ADMINISTRATIVE	28.3(134)	1.9(85)	7.5(38)	4.3(107)	36.6(150)
ALTERATIONS	9.4(19)	5.0(31)	25.6(43)	12.4(17)	29.0(88)
DECORATING	3.1(14)	1.7(25)	6.7(34)	5.2(16)	6.6(69)
GENERAL BLDG:					
SECURITY	20.5(40)	0.6(25)	17.1(92)	0.6(17)	23.1(124)
LANDSCAPING	4.3(16)	2.1(38)	3.9(74)	1.1(16)	5.1(109)
PLUMBING					2.6(106)
WATER					3.9(144)
OTHER GEN BLDG	11.4(69)	6.5(99)	10.8(83)	9.2(101)	28.5(145)

SOUTHERN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	33.2(91)	5.2(134)	37.3(138)	2.5(69)	59.2(170)
ELECTRICAL SYS	5.3(78)	2.8(129)	6.1(50)	1.0(62)	10.8(153)
COMBINED HVAC	10.8(72)	4.1(100)	8.3(136)	1.5(60)	19.3(159)
ELEVATORS	3.2(10)	0.4(15)	12.5(120)	0.5(44)	13.5(135)
ADMINISTRATIVE	26.3(152)	1.9(102)	6.2(53)	3.5(103)	33.2(169)
ALTERATIONS	6.3(25)	4.1(38)	20.4(64)	15.2(57)	21.4(126)
DECORATING	8.6(21)	1.6(34)	3.4(36)	0.5(28)	6.2(73)
GENERAL BLDG:					
SECURITY	15.5(27)	0.7(17)	12.0(110)	2.5(17)	18.1(137)
LANDSCAPING	8.2(55)	3.2(86)	2.9(109)	0.6(54)	7.2(141)
PLUMBING					1.9(136)
WATER					5.2(163)
OTHER GEN BLDG	19.5(83)	6.2(91)	7.1(80)	7.1(106)	28.3(154)

SOUTHWEST

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	25.5(55)	4.6(112)	47.1(152)	1.6(68)	62.5(168)
ELECTRICAL SYS	5.8(63)	2.9(125)	6.2(61)	2.4(29)	10.1(149)
COMBINED HVAC	18.3(91)	4.1(122)	6.5(116)	5.4(56)	26.5(154)
ELEVATORS	4.1(32)	1.3(28)	13.6(133)	0.9(28)	15.0(142)
ADMINISTRATIVE	25.4(161)	1.9(112)	10.6(62)	7.4(114)	39.1(167)
ALTERATIONS	5.9(19)	1.9(31)	18.9(83)	3.4(11)	19.3(106)
DECORATING	5.8(13)	0.7(27)	3.2(39)	0.9(35)	9.8(90)
GENERAL BLDG:					
SECURITY	16.2(40)	0.4(17)	12.2(101)	1.3(22)	17.2(128)
LANDSCAPING	5.0(36)	1.6(35)	2.8(91)	0.7(12)	6.2(125)
PLUMBING					2.1(112)
WATER					3.7(154)
OTHER GEN BLDG	15.6(94)	6.2(120)	8.6(112)	21.9(107)	41.5(161)

OPERATING COST BREAKDOWNS

AGE—DOWNTOWN-SUBURBAN

AGE 0-9 YEARS—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	47.8 (68)	4.0 (112)	58.2 (134)	1.0 (54)	77.9 (157)
ELECTRICAL SYS	8.5 (73)	3.8 (124)	3.3 (80)	1.6 (48)	11.6 (140)
COMBINED HVAC	19.7 (92)	3.7 (116)	7.4 (112)	2.9 (58)	25.6 (150)
ELEVATORS	4.2 (36)	0.5 (28)	17.1 (135)	0.7 (61)	18.5 (156)
ADMINISTRATIVE	26.0 (137)	1.3 (90)	7.6 (63)	4.6 (91)	32.8 (158)
ALTERATIONS	5.1 (15)	2.8 (35)	20.3 (52)	4.1 (21)	20.5 (79)
DECORATING	1.6 (13)	1.4 (35)	2.2 (40)	0.6 (17)	3.1 (68)
GENERAL BLDG:					
SECURITY	18.4 (54)	0.4 (38)	12.2 (99)	1.0 (28)	19.1 (140)
LANDSCAPING	1.8 (20)	1.0 (42)	2.0 (102)	0.4 (17)	2.6 (121)
PLUMBING					2.3 (107)
WATER					3.0 (145)
OTHER GEN BLDG	13.5 (101)	6.4 (111)	9.4 (88)	16.1 (94)	32.9 (145)

AGE 0-9 YEARS—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	30.4 (88)	4.8 (167)	41.6 (224)	1.7 (99)	58.8 (257)
ELECTRICAL SYS	6.3 (80)	2.9 (166)	3.6 (83)	0.9 (57)	8.3 (217)
COMBINED HVAC	18.2 (93)	4.2 (140)	9.1 (190)	1.3 (69)	22.7 (251)
ELEVATORS	1.4 (8)	0.4 (12)	7.3 (165)	0.8 (39)	7.4 (184)
ADMINISTRATIVE	28.0 (222)	2.2 (137)	5.2 (71)	4.1 (151)	33.5 (248)
ALTERATIONS	6.4 (20)	3.6 (38)	29.1 (86)	18.7 (51)	27.7 (147)
DECORATING	3.4 (14)	1.1 (31)	3.6 (57)	0.9 (45)	5.5 (112)
GENERAL BLDG:					
SECURITY	17.9 (27)	0.7 (18)	12.8 (147)	2.3 (16)	18.7 (177)
LANDSCAPING	8.1 (81)	3.6 (103)	6.0 (164)	1.1 (60)	11.9 (227)
PLUMBING					1.6 (181)
WATER					3.6 (243)
OTHER GEN BLDG	14.9 (102)	8.1 (139)	9.0 (145)	11.3 (160)	31.6 (250)

AGE 10-19 YEARS—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	61.5 (79)	4.0 (130)	65.2 (166)	4.5 (60)	93.8 (200)
ELECTRICAL SYS	9.6 (68)	3.0 (117)	4.2 (94)	3.4 (48)	10.9 (172)
COMBINED HVAC	23.4 (93)	3.9 (117)	11.6 (128)	5.3 (68)	28.8 (184)
ELEVATORS	8.2 (40)	0.7 (33)	17.2 (160)	1.8 (66)	19.8 (193)
ADMINISTRATIVE	24.1 (169)	1.4 (116)	8.4 (59)	6.4 (128)	32.9 (200)
ALTERATIONS	4.9 (26)	2.1 (35)	14.3 (72)	6.9 (20)	15.0 (120)
DECORATING	4.1 (27)	2.6 (43)	3.8 (54)	2.8 (22)	5.5 (110)
GENERAL BLDG:					
SECURITY	18.6 (48)	0.6 (23)	17.4 (112)	2.7 (24)	21.6 (166)
LANDSCAPING	2.2 (28)	0.7 (36)	1.7 (82)	0.7 (17)	2.7 (129)
PLUMBING					3.1 (145)
WATER					3.9 (181)
OTHER GEN BLDG	16.9 (104)	7.8 (117)	10.8 (103)	14.4 (115)	36.2 (166)

AGE 10-19 YEARS—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	51.6 (22)	5.7 (43)	65.0 (68)	2.7 (18)	76.6 (86)
ELECTRICAL SYS	8.8 (35)	4.3 (48)	3.1 (25)	3.4 (12)	11.9 (63)
COMBINED HVAC	16.7 (43)	5.4 (48)	8.0 (54)	8.9 (17)	26.3 (83)
ELEVATORS	3.2 (5)	0.3 (6)	8.9 (65)	1.0 (7)	8.8 (80)
ADMINISTRATIVE	30.3 (65)	2.9 (36)	8.0 (29)	6.9 (44)	34.4 (85)
ALTERATIONS	4.6 (7)	7.1 (14)	22.0 (42)	13.0 (11)	23.3 (53)
DECORATING	5.5 (6)	3.3 (15)	7.5 (30)	3.7 (4)	8.0 (45)
GENERAL BLDG:					
SECURITY	15.3 (23)	1.7 (11)	18.7 (42)	4.4 (7)	21.6 (58)
LANDSCAPING	6.5 (24)	2.6 (26)	5.7 (49)	2.1 (12)	7.5 (70)
PLUMBING					2.9 (59)
WATER					6.1 (82)
OTHER GEN BLDG	21.2 (52)	11.0 (50)	14.8 (56)	19.4 (49)	45.8 (85)

OPERATING COST BREAKDOWNS

AGE—DOWNTOWN-SUBURBAN

AGE 20-29 YEARS—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	72.6 (44)	3.8 (51)	58.8 (64)	1.9 (29)	99.4 (80)
ELECTRICAL SYS	10.0 (47)	2.6 (59)	7.0 (32)	3.6 (28)	16.2 (69)
COMBINED HVAC	27.9 (55)	5.2 (58)	4.8 (51)	3.9 (32)	36.4 (74)
ELEVATORS	8.7 (29)	1.0 (31)	16.8 (64)	0.9 (23)	20.6 (77)
ADMINISTRATIVE	24.1 (64)	9.8 (55)	9.3 (26)	6.1 (54)	46.8 (76)
ALTERATIONS	8.5 (19)	4.7 (28)	43.3 (35)	4.9 (10)	39.1 (50)
DECORATING	9.0 (15)	4.1 (19)	7.2 (25)	0.6 (17)	8.2 (48)
GENERAL BLDG:					
SECURITY	22.0 (34)	0.8 (20)	10.3 (47)	0.6 (12)	20.1 (69)
LANDSCAPING	2.7 (14)	1.6 (13)	1.4 (30)	0.9 (12)	3.1 (37)
PLUMBING					3.0 (50)
WATER					4.4 (73)
OTHER GEN BLDG	19.6 (53)	7.9 (56)	5.6 (52)	23.0 (50)	44.3 (76)

AGE 20-29 YEARS—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	120.2 (2)	13.4 (5)	20.8 (4)	0.8 (2)	105.7 (6)
ELECTRICAL SYS	36.7 (1)	2.7 (3)	2.7 (2)	0.0 (0)	33.6 (3)
COMBINED HVAC	2.2 (1)	8.5 (1)	10.4 (2)	0.0 (0)	36.6 (5)
ELEVATORS	8.5 (2)	0.2 (2)	8.5 (3)	0.0 (0)	16.6 (4)
ADMINISTRATIVE	37.8 (4)	5.8 (2)	2.4 (1)	4.5 (2)	40.3 (5)
ALTERATIONS	0.0 (0)	0.0 (0)	25.7 (4)	0.0 (0)	25.0 (5)
DECORATING	0.0 (0)	0.1 (1)	2.6 (3)	0.0 (0)	2.8 (4)
GENERAL BLDG:					
SECURITY	86.3 (1)	0.3 (1)	15.2 (4)	0.0 (0)	69.9 (6)
LANDSCAPING	0.0 (0)	39.4 (1)	11.8 (3)	4.0 (1)	37.8 (5)
PLUMBING					0.7 (2)
WATER					14.6 (6)
OTHER GEN BLDG	20.5 (1)	10.6 (1)	7.5 (3)	27.0 (2)	27.5 (5)

AGE 30-39 YEARS—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	83.8 (32)	4.8 (34)	31.5 (38)	1.0 (8)	105.0 (41)
ELECTRICAL SYS	23.3 (26)	6.0 (33)	2.1 (23)	1.6 (10)	24.6 (37)
COMBINED HVAC	37.7 (28)	8.3 (32)	5.0 (35)	2.1 (15)	43.2 (38)
ELEVATORS	9.1 (18)	2.3 (14)	10.6 (38)	0.6 (14)	18.1 (39)
ADMINISTRATIVE	25.2 (38)	3.0 (32)	1.5 (14)	98.1 (29)	71.1 (40)
ALTERATIONS	1.3 (6)	3.0 (11)	8.7 (13)	11.1 (6)	17.6 (30)
DECORATING	8.4 (11)	1.9 (12)	6.7 (7)	0.8 (2)	28.7 (22)
GENERAL BLDG:					
SECURITY	47.3 (18)	2.0 (6)	8.5 (21)	1.2 (11)	42.0 (33)
LANDSCAPING	26.2 (1)	1.7 (6)	3.3 (6)	0.0 (5)	9.0 (13)
PLUMBING					6.0 (34)
WATER					4.3 (40)
OTHER GEN BLDG	24.9 (27)	5.9 (33)	16.2 (30)	2.6 (29)	30.1 (40)

AGE 30-39 YEARS—SUBURBAN NO SAMPLE

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL

OPERATING COST BREAKDOWNS

AGE—DOWNTOWN-SUBURBAN

AGE 40-49 YEARS—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	102.3(29)	6.6(37)	62.2(35)	7.7(12)	134.8(46)
ELECTRICAL SYS	9.5(29)	4.0(35)	4.9(23)	1.9(14)	14.6(41)
COMBINED HVAC	21.3(37)	5.6(36)	5.5(24)	2.6(16)	29.1(46)
ELEVATORS	10.7(18)	0.4(12)	24.6(40)	0.6(11)	29.1(45)
ADMINISTRATIVE	23.3(39)	2.1(31)	5.3(13)	3.0(27)	29.0(45)
ALTERATIONS	16.4(16)	1.6(23)	94.3(21)	21.7(3)	84.5(34)
DECORATING	16.2(12)	2.9(13)	5.5(15)	1.8(2)	12.5(28)
GENERAL BLDG:					
SECURITY	31.5(25)	2.5(21)	8.9(33)	1.4(9)	32.5(37)
LANDSCAPING	5.7(5)	3.3(1)	5.0(8)	0.0(0)	5.7(13)
PLUMBING					5.9(31)
WATER					4.9(41)
OTHER GEN BLDG	24.5(32)	9.2(37)	11.6(33)	7.1(27)	40.3(44)

AGE 40-49 YEARS—SUBURBAN NO SAMPLE

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL

AGE 50 YEARS AND OVER—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	89.9(127)	5.6(168)	49.2(183)	2.2(79)	113.4(224)
ELECTRICAL SYS	11.0(97)	3.2(155)	7.0(102)	1.0(55)	18.6(205)
COMBINED HVAC	29.8(126)	5.6(144)	7.3(131)	2.2(82)	33.7(211)
ELEVATORS	17.2(94)	1.8(54)	16.3(195)	2.5(88)	26.2(223)
ADMINISTRATIVE	30.6(191)	1.9(132)	5.8(74)	5.6(159)	37.8(217)
ALTERATIONS	10.0(52)	4.8(63)	18.8(77)	13.8(27)	22.5(143)
DECORATING	12.5(45)	1.8(63)	6.0(73)	2.8(19)	12.9(121)
GENERAL BLDG:					
SECURITY	18.1(80)	1.7(22)	10.0(100)	0.7(33)	17.7(172)
LANDSCAPING	0.5(6)	0.2(8)	1.2(26)	0.4(4)	1.5(45)
PLUMBING					6.0(179)
WATER					4.9(206)
OTHER GEN BLDG	21.2(128)	9.6(152)	9.1(130)	12.1(131)	37.7(203)

AGE 50 YEARS AND OVER—SUBURBAN NO SAMPLE

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL

OPERATING COST BREAKDOWNS

STORY HEIGHT—DOWNTOWN-SUBURBAN

STORY HEIGHT 4 AND UNDER—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	37.4 (26)	5.1 (36)	67.5 (43)	0.1 (2)	90.4 (48)
ELECTRICAL SYS	5.8 (19)	4.1 (33)	9.9 (27)	1.7 (3)	15.0 (39)
COMBINED HVAC	26.9 (21)	5.0 (30)	11.2 (37)	12.2 (5)	31.4 (45)
ELEVATORS	2.7 (7)	0.8 (4)	9.3 (30)	0.1 (8)	10.5 (38)
ADMINISTRATIVE	34.2 (45)	1.6 (26)	4.1 (17)	4.8 (30)	39.4 (47)
ALTERATIONS	13.9 (10)	6.0 (14)	120.3 (28)	0.3 (7)	123.8 (30)
DECORATING	9.7 (13)	6.6 (17)	2.5 (20)	0.2 (8)	10.5 (32)
GENERAL BLDG:					
SECURITY	40.7 (15)	11.3 (9)	12.8 (34)	0.2 (2)	38.8 (37)
LANDSCAPING	8.5 (18)	4.2 (12)	6.8 (25)	0.6 (5)	12.9 (34)
PLUMBING					1.9 (32)
WATER					4.6 (47)
OTHER GEN BLDG	25.7 (30)	6.5 (39)	14.0 (33)	11.9 (24)	42.2 (47)

STORY HEIGHT 4 AND UNDER—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	30.2 (31)	3.9 (104)	56.4 (151)	2.7 (48)	88.5 (181)
ELECTRICAL SYS	12.3 (35)	2.8 (100)	3.9 (55)	3.8 (18)	11.4 (150)
COMBINED HVAC	18.5 (49)	5.0 (82)	10.9 (128)	10.9 (30)	25.4 (177)
ELEVATORS	3.6 (3)	0.3 (6)	3.7 (81)	1.7 (9)	4.3 (100)
ADMINISTRATIVE	34.1 (153)	3.9 (99)	5.4 (45)	5.8 (124)	40.2 (178)
ALTERATIONS	3.6 (4)	6.0 (13)	43.0 (66)	4.4 (14)	35.1 (93)
DECORATING	1.3 (1)	3.5 (16)	7.1 (41)	2.3 (29)	10.0 (88)
GENERAL BLDG:					
SECURITY	26.1 (12)	1.2 (8)	12.1 (84)	4.0 (10)	21.6 (102)
LANDSCAPING	8.9 (36)	6.8 (51)	9.1 (116)	3.4 (17)	14.4 (161)
PLUMBING					2.3 (122)
WATER					6.2 (171)
OTHER GEN BLDG	16.4 (63)	15.8 (96)	13.6 (113)	19.2 (94)	38.7 (175)

STORY HEIGHT 5-9—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	65.5 (57)	4.7 (85)	43.2 (101)	2.4 (28)	78.8 (138)
ELECTRICAL SYS	9.5 (44)	4.9 (81)	6.2 (55)	1.3 (21)	14.2 (116)
COMBINED HVAC	22.3 (53)	4.6 (68)	8.4 (85)	4.5 (29)	25.7 (123)
ELEVATORS	6.5 (13)	2.7 (14)	10.6 (106)	1.3 (36)	12.9 (139)
ADMINISTRATIVE	36.5 (109)	2.6 (76)	9.1 (41)	4.5 (84)	46.3 (134)
ALTERATIONS	7.8 (15)	2.3 (23)	18.7 (35)	6.3 (10)	17.3 (68)
DECORATING	5.5 (18)	2.0 (28)	4.7 (31)	1.1 (9)	8.3 (56)
GENERAL BLDG:					
SECURITY	39.6 (34)	1.6 (16)	11.0 (66)	0.8 (15)	26.3 (110)
LANDSCAPING	11.9 (14)	2.0 (19)	2.1 (35)	0.9 (6)	6.6 (62)
PLUMBING					4.3 (93)
WATER					4.6 (131)
OTHER GEN BLDG	23.6 (67)	7.2 (86)	8.9 (76)	11.4 (68)	36.2 (122)

STORY HEIGHT 5-9—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	54.6 (56)	6.7 (74)	40.4 (90)	1.1 (56)	67.7 (105)
ELECTRICAL SYS	8.0 (56)	4.9 (73)	5.2 (33)	1.2 (45)	12.5 (83)
COMBINED HVAC	18.9 (52)	6.7 (60)	9.0 (75)	0.8 (47)	28.9 (100)
ELEVATORS	6.9 (4)	0.4 (6)	6.6 (92)	0.9 (31)	7.2 (105)
ADMINISTRATIVE	26.3 (83)	2.4 (44)	7.7 (29)	6.0 (43)	32.2 (101)
ALTERATIONS	8.0 (18)	4.6 (27)	23.9 (30)	22.5 (42)	28.2 (68)
DECORATING	6.8 (15)	1.5 (23)	5.3 (31)	1.1 (15)	6.2 (46)
GENERAL BLDG:					
SECURITY	23.3 (18)	1.1 (12)	13.5 (68)	0.7 (10)	25.2 (83)
LANDSCAPING	11.0 (49)	5.1 (58)	5.1 (77)	0.8 (49)	14.9 (87)
PLUMBING					2.5 (77)
WATER					4.6 (98)
OTHER GEN BLDG	20.5 (47)	8.4 (48)	11.5 (46)	12.2 (75)	38.8 (103)

STORY HEIGHT—DOWNTOWN-SUBURBAN

STORY HEIGHT 10-19—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	63.0 (160)	5.1 (207)	58.1 (230)	3.2 (95)	51.4 (286)
ELECTRICAL SYS	9.0 (136)	3.4 (197)	6.7 (124)	2.2 (90)	13.4 (249)
COMBINED HVAC	19.1 (168)	4.5 (197)	7.4 (170)	5.6 (117)	26.5 (270)
ELEVATORS	11.4 (86)	1.1 (62)	16.3 (246)	2.3 (102)	20.3 (283)
ADMINISTRATIVE	26.2 (240)	1.6 (176)	8.1 (106)	5.1 (194)	36.3 (283)
ALTERATIONS	8.0 (57)	3.2 (91)	18.3 (116)	11.0 (37)	22.9 (196)
DECORATING	10.8 (47)	2.9 (74)	5.8 (81)	1.2 (36)	9.5 (149)
GENERAL BLDG:					
SECURITY	19.9 (92)	1.0 (42)	16.3 (157)	3.1 (43)	22.3 (237)
LANDSCAPING	1.5 (15)	0.7 (31)	2.1 (75)	0.4 (14)	3.4 (108)
PLUMBING					4.9 (216)
WATER					4.3 (265)
OTHER GEN BLDG	19.2 (176)	7.4 (187)	10.6 (161)	11.2 (183)	37.6 (260)

STORY HEIGHT 10-19—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	29.2 (19)	5.1 (31)	49.2 (38)	0.9 (12)	41.0 (46)
ELECTRICAL SYS	7.2 (16)	3.0 (33)	3.1 (14)	1.6 (6)	7.2 (36)
COMBINED HVAC	23.9 (26)	4.2 (34)	10.0 (25)	3.9 (11)	26.8 (45)
ELEVATORS	0.7 (4)	0.7 (4)	11.0 (42)	0.5 (4)	11.0 (45)
ADMINISTRATIVE	28.4 (40)	1.3 (26)	6.4 (21)	5.5 (23)	32.5 (46)
ALTERATIONS	3.3 (3)	5.7 (7)	28.4 (20)	12.6 (6)	25.4 (28)
DECORATING	2.9 (4)	1.9 (9)	3.8 (16)	1.2 (5)	3.8 (25)
GENERAL BLDG:					
SECURITY	13.6 (18)	0.5 (9)	18.7 (28)	4.1 (5)	20.6 (42)
LANDSCAPING	5.6 (12)	1.7 (14)	5.3 (29)	1.6 (5)	6.7 (36)
PLUMBING					1.7 (32)
WATER					4.9 (45)
OTHER GEN BLDG	16.6 (34)	7.0 (31)	10.7 (30)	17.5 (29)	38.3 (45)

STORY HEIGHT 20-29—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	76.8 (69)	4.6 (101)	52.3 (122)	1.1 (56)	97.6 (141)
ELECTRICAL SYS	9.2 (67)	2.8 (101)	3.0 (73)	3.0 (39)	10.8 (132)
COMBINED HVAC	28.2 (92)	4.9 (100)	8.9 (90)	4.1 (53)	33.6 (136)
ELEVATORS	11.6 (62)	1.0 (43)	16.9 (126)	0.9 (57)	23.0 (140)
ADMINISTRATIVE	27.1 (123)	6.1 (97)	5.0 (32)	18.9 (92)	46.3 (138)
ALTERATIONS	8.0 (27)	3.3 (31)	11.4 (44)	6.5 (15)	14.5 (74)
DECORATING	10.7 (27)	1.4 (31)	5.5 (44)	4.7 (14)	9.4 (81)
GENERAL BLDG:					
SECURITY	16.5 (84)	0.9 (27)	12.6 (81)	0.5 (17)	17.4 (114)
LANDSCAPING	1.2 (13)	1.5 (18)	1.9 (55)	1.1 (11)	2.5 (72)
PLUMBING					2.9 (108)
WATER					3.9 (127)
OTHER GEN BLDG	17.8 (84)	8.9 (98)	8.2 (85)	11.8 (80)	35.5 (125)

STORY HEIGHT 20-29—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	30.2 (7)	3.2 (8)	51.3 (15)	4.9 (5)	66.1 (15)
ELECTRICAL SYS	3.0 (9)	1.4 (12)	0.9 (6)	0.0 (0)	4.1 (14)
COMBINED HVAC	7.7 (8)	2.2 (11)	3.5 (14)	0.0 (0)	10.3 (15)
ELEVATORS	1.5 (4)	0.2 (3)	9.1 (14)	0.4 (2)	9.7 (14)
ADMINISTRATIVE	25.9 (11)	2.6 (8)	5.3 (5)	2.0 (9)	31.3 (11)
ALTERATIONS	2.2 (2)	0.1 (2)	11.5 (14)	0.0 (0)	11.9 (14)
DECORATING	0.0 (0)	0.0 (0)	0.1 (1)	0.0 (0)	0.1 (1)
GENERAL BLDG:					
SECURITY	12.4 (2)	0.5 (2)	13.2 (14)	0.0 (0)	15.3 (14)
LANDSCAPING	3.1 (6)	2.5 (5)	4.0 (13)	0.3 (2)	5.9 (15)
PLUMBING					1.4 (8)
WATER					2.2 (15)
OTHER GEN BLDG	18.4 (9)	5.5 (14)	6.7 (13)	7.3 (14)	28.0 (15)

OPERATING COST BREAKDOWNS

STORY HEIGHT—DOWNTOWN-SUBURBAN

STORY HEIGHT 30-39—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	82.1(35)	3.8(54)	56.3(67)	0.9(27)	98.5(72)
ELECTRICAL SYS	11.3(38)	3.2(56)	4.7(38)	0.8(18)	11.8(69)
COMBINED HVAC	28.5(58)	4.5(61)	6.5(56)	1.2(31)	34.6(72)
ELEVATORS	8.5(37)	0.4(23)	17.0(66)	0.9(31)	21.2(71)
ADMINISTRATIVE	24.2(65)	1.9(47)	4.3(28)	3.8(48)	30.0(72)
ALTERATIONS	4.9(9)	2.9(15)	49.2(25)	17.1(9)	36.2(50)
DECORATING	3.9(6)	0.8(14)	4.9(18)	0.5(8)	9.5(39)
GENERAL BLDG:					
SECURITY	20.7(41)	0.9(13)	10.2(41)	0.5(17)	20.9(64)
LANDSCAPING	3.2(5)	0.5(14)	1.3(33)	0.3(12)	1.6(46)
PLUMBING					3.1(51)
WATER					3.6(65)
OTHER GEN BLDG	16.2(53)	7.8(55)	6.5(47)	15.4(51)	32.5(67)

STORY HEIGHT 30-39—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	0.0(0)	0.3(1)	48.8(5)	0.0(0)	48.8(5)
ELECTRICAL SYS	0.0(0)	1.7(2)	1.9(3)	0.0(0)	2.9(3)
COMBINED HVAC	5.1(2)	1.2(4)	11.1(3)	0.0(0)	6.9(5)
ELEVATORS	0.0(0)	0.0(0)	11.4(5)	0.0(0)	11.4(5)
ADMINISTRATIVE	24.4(5)	0.5(1)	2.4(3)	0.0(0)	25.7(5)
ALTERATIONS	0.0(0)	0.0(0)	6.6(3)	0.0(0)	6.6(3)
DECORATING	0.0(0)	0.0(0)	4.1(2)	0.0(0)	4.1(2)
GENERAL BLDG:					
SECURITY	10.4(1)	0.0(0)	14.3(1)	0.0(0)	12.1(2)
LANDSCAPING	3.4(2)	1.8(2)	2.6(3)	0.0(0)	4.9(5)
PLUMBING					0.8(5)
WATER					1.9(5)
OTHER GEN BLDG	4.1(2)	6.6(4)	2.7(4)	2.4(1)	12.4(5)

STORY HEIGHT 40-49—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	79.1(19)	4.3(29)	55.6(35)	4.6(23)	98.6(37)
ELECTRICAL SYS	13.3(22)	4.3(31)	2.2(18)	4.2(18)	17.4(33)
COMBINED HVAC	25.2(26)	3.9(27)	4.3(28)	3.6(23)	29.2(34)
ELEVATORS	10.8(18)	1.0(17)	19.7(28)	2.7(18)	23.6(36)
ADMINISTRATIVE	23.8(33)	0.9(21)	5.8(15)	6.9(24)	31.2(37)
ALTERATIONS	4.7(12)	5.1(13)	8.8(12)	0.2(5)	15.0(23)
DECORATING	4.6(6)	2.9(12)	1.9(9)	1.7(2)	5.5(21)
GENERAL BLDG:					
SECURITY	24.1(20)	0.5(13)	6.5(20)	1.8(15)	22.5(32)
LANDSCAPING	3.0(6)	0.9(7)	1.4(16)	0.7(5)	2.6(20)
PLUMBING					4.0(29)
WATER					3.9(30)
OTHER GEN BLDG	20.8(23)	8.1(26)	9.3(20)	20.6(25)	41.1(31)

STORY HEIGHT 40-49—SUBURBAN NO SAMPLE

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL

OPERATING COST BREAKDOWNS

STORY HEIGHT—DOWNTOWN-SUBURBAN
SIZE—DOWNTOWN-SUBURBAN

STORY HEIGHT 50 AND OVER—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	58.8 (13)	4.2 (20)	68.3 (26)	1.9 (11)	102.3 (26)
ELECTRICAL SYS	11.0 (14)	3.3 (24)	4.0 (19)	1.1 (14)	20.3 (26)
COMBINED HVAC	24.6 (13)	4.6 (20)	12.7 (15)	1.7 (13)	30.6 (23)
ELEVATORS	6.0 (12)	0.9 (9)	19.8 (22)	0.3 (11)	22.8 (26)
ADMINISTRATIVE	22.7 (23)	0.5 (13)	11.1 (10)	7.6 (16)	32.6 (25)
ALTERATIONS	17.3 (4)	1.5 (8)	37.3 (10)	6.3 (4)	35.3 (15)
DECORATING	1.8 (6)	1.2 (9)	2.0 (11)	0.1 (2)	4.2 (19)
GENERAL BLDG:					
SECURITY	18.0 (13)	0.5 (10)	15.8 (13)	0.3 (8)	20.4 (23)
LANDSCAPING	0.3 (3)	0.2 (5)	2.4 (15)	0.5 (2)	2.5 (16)
PLUMBING					3.3 (17)
WATER					2.9 (21)
OTHER GEN BLDG	7.9 (12)	5.8 (15)	14.2 (14)	20.4 (15)	33.8 (22)

STORY HEIGHT 50 AND OVER—SUBURBAN NO SAMPLE

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL

SIZE TO 50,000 SQ. FT.—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	53.8 (23)	10.5 (53)	86.3 (60)	3.2 (14)	104.6 (74)
ELECTRICAL SYS	8.1 (12)	6.5 (35)	19.2 (31)	3.9 (6)	20.5 (59)
COMBINED HVAC	30.0 (12)	9.4 (27)	24.8 (49)	9.1 (8)	39.8 (68)
ELEVATORS	15.7 (2)	0.4 (3)	17.6 (58)	1.0 (15)	20.0 (67)
ADMINISTRATIVE	94.2 (61)	3.6 (26)	40.9 (17)	7.4 (39)	100.2 (72)
ALTERATIONS	20.6 (5)	11.7 (12)	41.6 (27)	8.2 (1)	71.3 (38)
DECORATING	7.5 (8)	3.9 (13)	12.5 (26)	0.6 (5)	13.4 (42)
GENERAL BLDG:					
SECURITY	42.4 (14)	8.7 (6)	11.7 (34)	0.2 (3)	22.9 (50)
LANDSCAPING	10.5 (5)	2.3 (8)	10.3 (26)	0.5 (1)	11.5 (36)
PLUMBING					4.1 (49)
WATER					7.3 (71)
OTHER GEN BLDG	47.8 (26)	8.3 (41)	21.3 (35)	14.6 (31)	56.1 (68)

SIZE TO 50,000 SQ. FT.—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	38.4 (20)	7.1 (45)	45.8 (54)	2.7 (16)	59.3 (73)
ELECTRICAL SYS	5.7 (10)	2.9 (32)	3.1 (22)	2.7 (6)	6.8 (50)
COMBINED HVAC	6.1 (11)	5.3 (23)	16.7 (52)	9.0 (9)	23.2 (70)
ELEVATORS	0.0 (0)	0.9 (3)	7.5 (31)	1.1 (5)	7.8 (41)
ADMINISTRATIVE	38.6 (49)	3.0 (21)	10.0 (19)	10.6 (34)	41.6 (72)
ALTERATIONS	13.5 (2)	14.9 (11)	31.7 (21)	8.0 (3)	32.5 (30)
DECORATING	0.0 (0)	3.5 (8)	10.3 (19)	3.2 (2)	15.1 (26)
GENERAL BLDG:					
SECURITY	8.4 (4)	1.0 (6)	6.1 (17)	2.7 (6)	8.2 (27)
LANDSCAPING	6.6 (11)	2.4 (17)	8.3 (44)	1.3 (6)	8.9 (60)
PLUMBING					2.8 (45)
WATER					5.5 (69)
OTHER GEN BLDG	19.9 (25)	7.4 (33)	17.5 (45)	14.2 (33)	37.1 (69)

OPERATING COST BREAKDOWNS

SIZE—DOWNTOWN-SUBURBAN

SIZE 50-100,000 SQ. FT.—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	65.0 (48)	5.3 (65)	54.2 (76)	5.1 (24)	89.1 (100)
ELECTRICAL SYS	7.7 (34)	3.0 (62)	11.1 (43)	1.3 (20)	11.8 (81)
COMBINED HVAC	20.2 (37)	4.8 (57)	12.2 (59)	2.9 (25)	22.4 (92)
ELEVATORS	17.0 (15)	1.7 (14)	15.4 (83)	2.4 (31)	19.2 (98)
ADMINISTRATIVE	34.5 (78)	2.6 (52)	10.6 (24)	9.2 (54)	47.2 (96)
ALTERATIONS	14.2 (15)	8.9 (19)	110.8 (32)	37.0 (9)	85.6 (51)
DECORATING	6.8 (10)	3.6 (19)	7.3 (23)	1.6 (7)	9.0 (39)
GENERAL BLDG:					
SECURITY	26.8 (26)	2.8 (11)	14.5 (54)	3.2 (13)	22.4 (79)
LANDSCAPING	5.2 (7)	1.6 (13)	3.4 (16)	1.8 (6)	3.8 (31)
PLUMBING					4.6 (71)
WATER					5.6 (93)
OTHER GEN BLDG	26.5 (53)	8.8 (68)	12.2 (54)	18.9 (53)	46.9 (94)

SIZE 50-100,000 SQ. FT.—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	29.9 (15)	5.7 (44)	45.2 (64)	3.0 (15)	53.7 (80)
ELECTRICAL SYS	5.9 (17)	2.6 (45)	4.9 (28)	1.4 (14)	7.5 (61)
COMBINED HVAC	22.1 (19)	4.0 (30)	10.3 (57)	2.0 (6)	23.5 (76)
ELEVATORS	6.9 (4)	1.3 (4)	7.4 (44)	0.7 (6)	7.5 (56)
ADMINISTRATIVE	35.7 (65)	3.5 (40)	6.3 (19)	7.2 (56)	44.0 (79)
ALTERATIONS	0.0 (0)	7.3 (7)	82.1 (24)	2.9 (12)	53.8 (41)
DECORATING	0.4 (1)	4.1 (14)	4.4 (16)	5.0 (9)	5.4 (36)
GENERAL BLDG:					
SECURITY	16.9 (11)	0.5 (4)	7.9 (46)	2.2 (4)	10.0 (60)
LANDSCAPING	4.5 (25)	1.2 (23)	7.1 (44)	3.2 (13)	8.4 (65)
PLUMBING					1.9 (53)
WATER					4.7 (78)
OTHER GEN BLDG	15.5 (29)	7.1 (48)	8.8 (49)	17.8 (43)	32.2 (79)

SIZE 100-300,000 SQ. FT.—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	56.2 (152)	4.8 (204)	53.5 (234)	2.5 (90)	85.8 (296)
ELECTRICAL SYS	8.2 (124)	3.0 (196)	5.7 (128)	2.0 (70)	11.8 (258)
COMBINED HVAC	19.6 (167)	3.6 (187)	9.0 (178)	5.3 (102)	25.1 (274)
ELEVATORS	12.7 (85)	0.8 (56)	16.3 (243)	0.4 (101)	20.2 (291)
ADMINISTRATIVE	30.2 (245)	1.9 (185)	8.3 (94)	5.4 (199)	39.8 (293)
ALTERATIONS	9.6 (46)	4.8 (69)	25.2 (101)	10.5 (38)	27.1 (185)
DECORATING	8.4 (45)	2.2 (71)	8.2 (83)	3.8 (30)	10.2 (159)
GENERAL BLDG:					
SECURITY	17.2 (87)	1.3 (37)	17.0 (155)	2.1 (33)	19.6 (244)
LANDSCAPING	2.6 (24)	0.6 (30)	2.2 (74)	0.4 (10)	3.6 (120)
PLUMBING					3.8 (219)
WATER					4.4 (268)
OTHER GEN BLDG	17.0 (172)	7.1 (183)	10.1 (160)	11.4 (175)	33.6 (257)

SIZE 100-300,000 SQ. FT.—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	46.0 (24)	4.8 (69)	54.2 (103)	1.2 (45)	69.3 (117)
ELECTRICAL SYS	8.9 (44)	3.3 (77)	3.8 (32)	1.8 (17)	10.4 (100)
COMBINED HVAC	16.7 (45)	4.2 (67)	12.3 (81)	3.8 (37)	24.8 (114)
ELEVATORS	1.0 (5)	0.0 (2)	7.4 (79)	0.0 (0)	7.3 (90)
ADMINISTRATIVE	28.0 (109)	2.2 (90)	6.2 (50)	4.2 (80)	33.6 (114)
ALTERATIONS	8.1 (18)	4.9 (19)	20.1 (55)	17.6 (15)	22.0 (72)
DECORATING	3.7 (15)	1.3 (17)	7.6 (30)	1.6 (32)	10.5 (64)
GENERAL BLDG:					
SECURITY	14.9 (17)	1.6 (8)	17.0 (54)	1.7 (7)	23.6 (75)
LANDSCAPING	9.1 (26)	3.1 (40)	7.9 (80)	3.1 (17)	11.6 (104)
PLUMBING					2.5 (75)
WATER					4.8 (113)
OTHER GEN BLDG	16.6 (63)	9.2 (74)	11.8 (76)	12.4 (70)	36.3 (113)

OPERATING COST BREAKDOWNS

SIZE—DOWNTOWN-SUBURBAN

SIZE 300-600,000 SQ. FT.—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	76.4 (87)	3.9 (111)	49.1 (137)	1.1 (53)	95.8 (151)
ELECTRICAL SYS	8.3 (81)	3.7 (122)	5.4 (73)	2.0 (48)	11.5 (142)
COMBINED HVAC	25.3 (112)	4.9 (126)	6.0 (110)	2.7 (67)	30.4 (148)
ELEVATORS	9.3 (74)	1.0 (44)	17.2 (141)	1.0 (65)	22.1 (150)
ADMINISTRATIVE	27.4 (136)	5.2 (107)	6.6 (59)	4.2 (109)	37.8 (148)
ALTERATIONS	7.4 (35)	2.4 (41)	28.3 (63)	9.5 (17)	25.3 (96)
DECORATING	10.3 (35)	1.7 (44)	4.3 (46)	0.2 (16)	8.1 (77)
GENERAL BLDG:					
SECURITY	16.0 (69)	0.8 (31)	13.2 (94)	0.5 (23)	19.1 (135)
LANDSCAPING	2.4 (24)	0.9 (31)	1.7 (66)	0.8 (22)	2.6 (85)
PLUMBING					3.0 (111)
WATER					3.8 (138)
OTHER GEN BLDG	19.4 (111)	9.2 (121)	8.7 (103)	8.7 (91)	35.7 (138)

SIZE 300-600,000 SQ. FT.—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	32.9 (28)	4.9 (33)	33.1 (49)	2.5 (19)	73.3 (53)
ELECTRICAL SYS	8.9 (18)	2.9 (39)	2.8 (29)	3.0 (6)	9.6 (48)
COMBINED HVAC	20.5 (33)	5.1 (42)	5.2 (33)	6.8 (10)	26.4 (53)
ELEVATORS	2.7 (6)	0.3 (12)	8.2 (51)	0.7 (9)	8.6 (53)
ADMINISTRATIVE	28.5 (40)	2.2 (26)	6.1 (14)	4.3 (29)	32.8 (47)
ALTERATIONS	3.3 (6)	2.9 (11)	22.2 (32)	1.3 (6)	20.8 (36)
DECORATING	6.3 (4)	1.8 (9)	3.0 (25)	0.8 (6)	3.7 (35)
GENERAL BLDG:					
SECURITY	23.1 (17)	0.8 (12)	16.9 (45)	3.7 (8)	25.6 (52)
LANDSCAPING	6.2 (14)	4.5 (21)	5.4 (43)	0.3 (10)	9.9 (46)
PLUMBING					1.8 (42)
WATER					5.2 (45)
OTHER GEN BLDG	19.4 (35)	9.8 (35)	10.9 (34)	16.4 (40)	43.5 (53)

SIZE 600,000 SQ. FT. AND OVER—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	74.2 (69)	4.5 (39)	60.4 (117)	2.9 (61)	100.5 (127)
ELECTRICAL SYS	12.2 (89)	3.5 (108)	3.1 (79)	2.5 (59)	16.8 (124)
COMBINED HVAC	27.0 (103)	4.6 (106)	8.0 (85)	3.0 (69)	33.7 (121)
ELEVATORS	8.6 (59)	1.0 (55)	17.3 (107)	1.7 (51)	21.2 (127)
ADMINISTRATIVE	21.4 (118)	1.2 (86)	6.7 (55)	12.9 (87)	32.8 (127)
ALTERATIONS	7.1 (33)	2.8 (54)	18.4 (47)	6.3 (22)	19.1 (86)
DECORATING	5.3 (25)	2.2 (38)	1.8 (36)	1.2 (21)	6.5 (80)
GENERAL BLDG:					
SECURITY	24.8 (63)	0.7 (45)	9.7 (75)	1.4 (45)	23.2 (109)
LANDSCAPING	3.7 (14)	1.1 (24)	1.9 (72)	0.5 (16)	2.9 (86)
PLUMBING					4.1 (96)
WATER					3.5 (116)
OTHER GEN BLDG	15.6 (83)	6.8 (93)	9.0 (64)	19.1 (96)	36.5 (117)

SIZE 600,000 SQ. FT. AND OVER—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	52.3 (26)	5.9 (27)	28.4 (29)	0.5 (26)	47.1 (29)
ELECTRICAL SYS	6.2 (27)	5.6 (27)	0.0 (0)	0.9 (26)	12.3 (27)
COMBINED HVAC	12.6 (29)	4.4 (29)	0.7 (26)	0.1 (26)	17.3 (29)
ELEVATORS	0.0 (0)	0.0 (0)	8.1 (29)	1.2 (26)	8.4 (29)
ADMINISTRATIVE	23.0 (29)	2.1 (1)	1.7 (1)	0.0 (0)	24.1 (29)
ALTERATIONS	5.5 (1)	4.1 (1)	23.5 (1)	33.5 (26)	33.3 (27)
DECORATING	0.0 (0)	0.0 (0)	2.4 (1)	0.0 (0)	2.4 (1)
GENERAL BLDG:					
SECURITY	19.0 (2)	0.3 (1)	7.7 (28)	0.0 (0)	16.5 (29)
LANDSCAPING	9.0 (29)	5.5 (29)	1.4 (27)	0.6 (27)	15.8 (29)
PLUMBING					1.5 (29)
WATER					2.7 (29)
OTHER GEN BLDG	12.6 (3)	8.1 (3)	5.9 (2)	3.2 (27)	19.1 (29)

OPERATING COST BREAKDOWNS

CITY SIZE—DOWNTOWN-SUBURBAN

CITY SIZE to 75,000—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	13.2 (5)	5.5 (13)	63.6 (16)	0.4 (2)	72.8 (16)
ELECTRICAL SYS	4.5 (2)	3.6 (4)	2.8 (11)	0.0 (0)	11.3 (13)
COMBINED HVAC	7.7 (4)	5.1 (5)	15.1 (14)	0.0 (0)	19.9 (16)
ELEVATORS	0.9 (1)	0.0 (0)	14.5 (13)	0.6 (1)	13.7 (14)
ADMINISTRATIVE	43.2 (14)	2.7 (10)	6.2 (4)	10.5 (8)	66.4 (15)
ALTERATIONS	0.0 (0)	0.0 (0)	11.0 (1)	67.3 (1)	84.6 (3)
DECORATING	12.3 (2)	5.1 (3)	17.1 (8)	1.4 (1)	15.2 (11)
GENERAL BLDG:					
SECURITY	9.3 (3)	0.0 (0)	6.3 (11)	0.0 (0)	11.3 (13)
LANDSCAPING	12.5 (3)	2.4 (4)	13.3 (10)	0.5 (1)	14.6 (13)
PLUMBING					0.8 (10)
WATER					4.1 (16)
OTHER GEN BLDG	34.6 (7)	12.6 (7)	12.9 (5)	9.6 (8)	58.8 (15)

CITY SIZE to 75,000—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	96.2 (7)	13.9 (7)	5.2 (4)	0.1 (4)	113.6 (7)
ELECTRICAL SYS	15.8 (4)	4.5 (4)	6.0 (3)	0.0 (0)	24.5 (4)
COMBINED HVAC	22.2 (4)	6.7 (5)	11.5 (7)	0.0 (0)	36.8 (7)
ELEVATORS	0.0 (0)	0.0 (1)	5.7 (5)	0.0 (0)	5.7 (5)
ADMINISTRATIVE	33.2 (7)	1.2 (3)	4.9 (2)	10.9 (3)	29.9 (7)
ALTERATIONS	9.5 (3)	7.8 (4)	5.4 (4)	2.1 (3)	23.8 (4)
DECORATING	13.1 (3)	3.3 (4)	1.0 (1)	0.0 (0)	12.7 (4)
GENERAL BLDG:					
SECURITY	2.6 (3)	3.6 (3)	28.3 (5)	0.0 (0)	32.3 (5)
LANDSCAPING	10.5 (6)	4.7 (6)	9.0 (4)	4.2 (1)	21.3 (7)
PLUMBING					4.9 (4)
WATER					6.3 (6)
OTHER GEN BLDG	5.9 (6)	10.5 (6)	19.6 (7)	3.5 (5)	38.3 (7)

CITY SIZE 75-125,000—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	43.0 (12)	4.3 (16)	41.4 (11)	6.8 (7)	76.0 (16)
ELECTRICAL SYS	11.1 (9)	4.6 (14)	2.3 (5)	5.2 (6)	16.7 (14)
COMBINED HVAC	30.3 (9)	3.6 (14)	8.2 (10)	21.3 (7)	38.8 (17)
ELEVATORS	20.4 (5)	1.2 (9)	10.1 (13)	6.9 (5)	22.1 (17)
ADMINISTRATIVE	28.8 (12)	1.2 (7)	2.3 (2)	5.2 (7)	33.5 (17)
ALTERATIONS	0.1 (3)	0.3 (7)	29.4 (8)	0.0 (0)	15.4 (11)
DECORATING	9.3 (5)	8.4 (8)	10.2 (5)	1.2 (4)	18.8 (9)
GENERAL BLDG:					
SECURITY	23.4 (8)	0.0 (1)	15.4 (7)	7.4 (4)	28.7 (13)
LANDSCAPING	0.1 (3)	0.7 (3)	0.3 (5)	0.3 (3)	1.2 (5)
PLUMBING					6.8 (14)
WATER					7.0 (14)
OTHER G&N BLDG	19.9 (12)	8.3 (12)	14.5 (7)	17.1 (11)	51.6 (14)

CITY SIZE 75-125,000—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	2.7 (5)	3.6 (5)	68.5 (9)	5.2 (3)	73.5 (13)
ELECTRICAL SYS	9.5 (7)	6.5 (6)	1.9 (3)	6.5 (2)	19.0 (12)
COMBINED HVAC	19.3 (7)	7.1 (6)	3.7 (6)	21.6 (2)	34.5 (12)
ELEVATORS	3.6 (3)	0.7 (2)	2.7 (8)	2.4 (1)	5.1 (10)
ADMINISTRATIVE	31.5 (10)	3.1 (5)	6.4 (4)	6.9 (7)	38.2 (13)
ALTERATIONS	0.5 (3)	1.0 (3)	2.6 (2)	0.0 (1)	1.7 (5)
DECORATING	1.6 (3)	1.3 (3)	3.0 (2)	0.0 (0)	2.9 (5)
GENERAL BLDG:					
SECURITY	18.4 (3)	0.4 (1)	23.2 (3)	5.4 (3)	24.3 (6)
LANDSCAPING	8.7 (6)	5.4 (5)	9.5 (6)	1.0 (3)	14.6 (13)
PLUMBING					4.7 (9)
WATER					14.9 (12)
OTHER GEN BLDG	18.8 (9)	41.9 (8)	10.8 (5)	50.3 (7)	97.0 (13)

OPERATING COST BREAKDOWNS

CITY SIZE—DOWNTOWN-SUBURBAN

CITY SIZE 125-300,000—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	57.6 (47)	4.7 (74)	52.8 (84)	3.2 (25)	78.6 (101)
ELECTRICAL SYS	7.7 (52)	4.2 (76)	2.5 (54)	1.3 (19)	11.3 (92)
COMBINED HVAC	15.1 (65)	4.7 (69)	6.8 (66)	2.3 (24)	21.6 (98)
ELEVATORS	6.5 (26)	1.2 (16)	16.2 (90)	0.3 (24)	18.0 (100)
ADMINISTRATIVE	27.2 (89)	1.3 (69)	3.9 (34)	2.0 (58)	32.0 (101)
ALTERATIONS	7.7 (29)	3.4 (40)	31.5 (44)	5.0 (14)	28.8 (74)
DECORATING	7.3 (25)	2.2 (35)	6.3 (31)	0.3 (11)	8.2 (63)
GENERAL BLDG:					
SECURITY	24.6 (42)	1.7 (19)	14.4 (58)	0.5 (6)	26.2 (81)
LANDSCAPING	11.2 (16)	2.2 (24)	2.2 (36)	0.3 (8)	6.2 (52)
PLUMBING					3.6 (78)
WATER					3.8 (90)
OTHER GEN BLDG	20.8 (64)	6.0 (71)	6.5 (63)	9.1 (50)	32.4 (91)

CITY SIZE 125-300,000—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	30.4 (16)	4.3 (32)	39.7 (37)	1.7 (14)	62.6 (38)
ELECTRICAL SYS	11.5 (13)	3.0 (26)	4.2 (16)	1.7 (20)	12.1 (35)
COMBINED HVAC	24.9 (5)	8.4 (7)	16.5 (34)	0.1 (10)	30.8 (38)
ELEVATORS	0.0 (0)	0.2 (3)	3.6 (20)	1.2 (1)	3.6 (23)
ADMINISTRATIVE	23.9 (34)	1.9 (26)	2.3 (17)	3.2 (26)	27.5 (37)
ALTERATIONS	1.8 (9)	10.6 (14)	15.6 (14)	3.4 (19)	19.1 (28)
DECORATING	5.9 (9)	0.6 (12)	6.0 (16)	1.5 (19)	7.2 (28)
GENERAL BLDG:					
SECURITY	27.7 (4)	2.5 (1)	19.2 (17)	0.7 (1)	26.9 (20)
LANDSCAPING	12.9 (23)	3.2 (23)	4.0 (23)	0.1 (11)	13.7 (36)
PLUMBING					2.5 (30)
WATER					3.8 (38)
OTHER GEN BLDG	14.3 (18)	6.2 (29)	7.8 (29)	8.7 (19)	25.0 (38)

CITY SIZE 300-500,000—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	62.5 (124)	3.9 (175)	40.9 (196)	1.0 (91)	84.0 (230)
ELECTRICAL SYS	6.2 (99)	2.9 (173)	5.5 (117)	1.7 (58)	10.3 (214)
COMBINED HVAC	20.5 (132)	4.1 (167)	9.3 (156)	2.2 (79)	27.2 (219)
ELEVATORS	6.0 (76)	0.8 (60)	16.4 (205)	0.7 (93)	19.7 (228)
ADMINISTRATIVE	27.6 (200)	5.5 (126)	10.9 (91)	4.9 (154)	41.8 (228)
ALTERATIONS	7.9 (35)	2.6 (54)	20.9 (88)	9.6 (24)	21.3 (146)
DECORATING	5.9 (31)	1.3 (57)	4.0 (85)	0.8 (18)	8.3 (133)
GENERAL BLDG:					
SECURITY	19.8 (71)	0.9 (44)	13.7 (126)	1.1 (38)	20.1 (184)
LANDSCAPING	1.7 (18)	0.6 (39)	1.9 (72)	0.6 (18)	2.4 (104)
PLUMBING					3.5 (171)
WATER					3.8 (220)
OTHER GEN BLDG	19.3 (149)	7.1 (172)	9.0 (148)	12.0 (143)	39.1 (220)

CITY SIZE 300-500,000—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	34.1 (55)	6.0 (107)	37.9 (132)	1.9 (67)	55.9 (148)
ELECTRICAL SYS	3.7 (53)	2.1 (116)	3.4 (37)	0.8 (36)	5.4 (128)
COMBINED HVAC	12.3 (56)	3.6 (101)	5.3 (129)	1.1 (56)	16.9 (147)
ELEVATORS	1.5 (4)	0.3 (9)	6.6 (92)	0.9 (34)	7.3 (96)
ADMINISTRATIVE	29.9 (122)	2.3 (70)	8.1 (39)	5.2 (84)	36.8 (141)
ALTERATIONS	2.5 (4)	4.1 (16)	28.5 (58)	29.5 (30)	28.0 (94)
DECORATING	0.0 (1)	1.6 (21)	5.8 (27)	0.6 (22)	4.5 (58)
GENERAL BLDG:					
SECURITY	11.4 (9)	0.5 (12)	8.8 (93)	0.5 (11)	14.0 (102)
LANDSCAPING	7.0 (43)	5.2 (62)	5.3 (122)	0.7 (41)	11.9 (129)
PLUMBING					1.2 (101)
WATER					4.4 (140)
OTHER GEN BLDG	19.1 (55)	6.1 (81)	8.8 (86)	7.7 (111)	30.8 (143)

OPERATING COST BREAKDOWNS

CITY SIZE—DOWNTOWN-SUBURBAN

CITY SIZE 500-750,000—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	47.8 (54)	4.3 (78)	49.2 (100)	1.4 (30)	73.4 (137)
ELECTRICAL SY	5.6 (44)	2.8 (79)	4.3 (50)	1.4 (26)	9.2 (109)
COMBINED HVAC	17.1 (52)	4.2 (73)	9.7 (76)	3.8 (41)	23.9 (123)
ELEVATORS	5.5 (23)	0.1 (17)	16.3 (102)	1.4 (42)	17.2 (133)
ADMINISTRATIVE	29.3 (107)	1.5 (86)	6.1 (45)	3.9 (91)	37.5 (132)
ALTERATIONS	4.2 (19)	3.7 (25)	10.7 (33)	5.8 (11)	16.5 (64)
DECORATING	7.2 (21)	1.3 (28)	5.1 (26)	1.2 (16)	8.5 (60)
GENERAL BLDG:					
SECURITY	19.8 (41)	0.9 (18)	15.5 (61)	2.9 (18)	22.2 (111)
LANDSCAPING	2.4 (15)	0.4 (17)	1.3 (40)	0.7 (13)	2.2 (63)
PLUMBING					4.1 (84)
WATER					4.3 (131)
OTHER GEN BLDG	16.0 (76)	8.1 (85)	8.7 (66)	25.1 (80)	43.7 (124)

CITY SIZE 500-750,000—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	29.7 (12)	3.1 (25)	16.3 (34)	2.1 (9)	47.5 (51)
ELECTRICAL SYS	7.1 (10)	5.0 (22)	2.6 (9)	4.6 (2)	9.9 (26)
COMBINED HVAC	20.2 (10)	6.1 (18)	13.7 (24)	4.2 (3)	26.0 (49)
ELEVATORS	23.3 (1)	0.0 (0)	9.8 (32)	0.7 (2)	9.7 (47)
ADMINISTRATIVE	28.0 (33)	2.5 (16)	6.4 (12)	8.4 (25)	35.3 (50)
ALTERATIONS	8.2 (3)	4.7 (5)	24.5 (12)	9.1 (6)	28.5 (16)
DECORATING	0.0 (0)	13.4 (2)	3.7 (3)	3.5 (4)	4.5 (14)
GENERAL BLDG:					
SECURITY	18.0 (14)	0.2 (5)	9.0 (17)	0.3 (4)	17.7 (32)
LANDSCAPING	9.9 (5)	2.3 (11)	3.5 (20)	1.1 (9)	9.6 (27)
PLUMBING					1.8 (18)
WATER					4.5 (48)
OTHER GEN BLDG	24.6 (24)	6.4 (25)	11.1 (24)	11.4 (23)	35.1 (49)

CITY SIZE 750,000 AND OVER—DOWNTOWN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	84.3 (137)	4.9 (176)	65.8 (217)	3.2 (87)	111.1 (248)
ELECTRICAL SYS	13.5 (134)	3.7 (177)	4.5 (117)	2.6 (94)	17.9 (222)
COMBINED HVAC	30.5 (169)	4.9 (175)	6.9 (159)	3.5 (120)	35.5 (230)
ELEVATORS	11.5 (104)	1.2 (70)	17.8 (209)	1.6 (98)	23.5 (241)
ADMINISTRATIVE	24.0 (216)	1.7 (158)	5.9 (73)	12.6 (170)	35.2 (243)
ALTERATIONS	9.4 (48)	3.6 (69)	31.6 (96)	8.7 (37)	28.1 (158)
DECORATING	8.2 (39)	2.1 (54)	3.4 (59)	2.4 (29)	6.9 (121)
GENERAL BLDG:					
SECURITY	21.6 (94)	0.7 (48)	10.5 (149)	1.0 (51)	20.6 (215)
LANDSCAPING	1.5 (19)	1.0 (19)	2.0 (91)	0.7 (12)	2.7 (121)
PLUMBING					3.8 (189)
WATER					3.8 (215)
OTHER GEN BLDG	16.1 (137)	8.4 (159)	10.9 (147)	14.0 (154)	32.4 (210)

CITY SIZE 750,000 AND OVER—SUBURBAN

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	51.3 (17)	5.8 (41)	60.5 (82)	1.3 (24)	76.4 (94)
ELECTRICAL SYS	10.2 (28)	3.0 (43)	3.4 (42)	1.7 (9)	10.5 (80)
COMBINED HVAC	17.6 (54)	3.9 (54)	8.5 (48)	3.9 (17)	25.1 (88)
ELEVATORS	2.2 (7)	0.4 (6)	8.6 (77)	0.5 (8)	8.7 (88)
ADMINISTRATIVE	28.8 (85)	2.5 (57)	5.3 (29)	3.6 (54)	32.0 (92)
ALTERATIONS	8.0 (5)	4.0 (7)	28.6 (42)	25.0 (3)	26.6 (58)
DECORATING	3.4 (4)	0.6 (6)	5.6 (35)	0.6 (4)	8.1 (52)
GENERAL BLDG:					
SECURITY	23.1 (18)	1.3 (9)	17.7 (60)	4.2 (6)	25.1 (78)
LANDSCAPING	5.3 (22)	4.4 (23)	7.8 (62)	3.4 (8)	10.1 (91)
PLUMBING					2.1 (81)
WATER					4.0 (89)
OTHER GEN BLDG	13.2 (42)	8.5 (43)	11.6 (55)	16.2 (48)	35.6 (92)

ENERGY REPORT—U.S. DOWNTOWN

Due to participant unfamiliarity with furnishing energy quantities, these figures are approximations only and may not reflect true use patterns. They are published to encourage increased reporting accuracy in coming years

AKRON

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	120.8(5)	15.1(3)	0.0(0)	35.8(2)	0.0(0)	0.0(0)	140.3(5)
BTUS PER SQFT.	47084.2(5)	76.1(3)	0.0(0)	50.3(2)	0.0(0)	0.0(0)	47142.8(5)

ATLANTA

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	87.8(12)	6.4(7)	4.5(1)	37.4(1)	54.2(1)	0.0(0)	106.2(13)
BTUS PER SQFT.	26744.2(12)	47.5(6)	12.5(1)	48.0(1)	0.0(0)	0.0(0)	26774.0(12)

BALTIMORE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	92.0(9)	2.8(6)	18.8(2)	71.0(5)	0.0(0)	0.0(0)	145.0(9)
BTUS PER SQFT.	8947.0(9)	54.4(6)	41.1(2)	93.9(5)	0.0(0)	0.0(0)	9045.7(9)

BUFFALO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	111.0(4)	23.6(4)	4.6(1)	0.0(0)	0.0(0)	0.0(0)	135.0(4)
BTUS PER SQFT.	103.1(3)	98.6(3)	13.7(1)	0.0(0)	0.0(0)	0.0(0)	203.0(3)

CHARLESTON

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	121.9(3)	7.9(2)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	126.1(3)
BTUS PER SQFT.	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)

CHARLOTTE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	71.4(4)	13.1(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	73.0(4)
BTUS PER SQFT.	98.1(4)	41.2(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	103.2(4)

CHICAGO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	92.5(45)	29.4(40)	1.7(6)	34.3(1)	5.0(5)	0.0(0)	117.2(45)
BTUS PER SQFT.	2105.1(40)	244.8(36)	16435.8(5)	57.7(1)	0.0(0)	0.0(0)	4155.4(41)

CINCINNATI

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	83.5(18)	20.0(14)	12.5(2)	33.0(2)	0.0(0)	0.0(0)	102.2(18)
BTUS PER SQFT.	26574.3(13)	172.1(10)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	26705.3(13)

CLEVELAND

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	90.8(10)	18.7(2)	0.0(0)	30.5(8)	0.0(0)	0.0(0)	117.6(10)
BTUS PER SQFT.	70.6(8)	77.0(2)	0.0(0)	56.4(6)	0.0(0)	0.0(0)	140.6(8)

COLUMBIA, SC

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	107.8(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	107.8(3)
BTUS PER SQFT.	93394.2(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	93394.2(3)

COLUMBUS

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	110.7(6)	26.9(4)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	120.4(6)
BTUS PER SQFT.	18346.1(6)	115.6(4)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	18387.6(6)

ENERGY REPORT—U.S. DOWNTOWN

DALLAS

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	118.4(20)	28.9(15)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	140.3(20)
BTUS PER SQFT.	27422.9(19)	129.1(14)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	27520.3(19)

DAYTON

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	106.0(4)	24.0(2)	0.0(0)	19.3(4)	0.0(0)	0.0(0)	138.4(4)
BTUS PER SQFT.	15169.4(4)	3.2(2)	0.0(0)	35.3(4)	0.0(0)	0.0(0)	15206.4(4)

DENVER

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	81.5(11)	21.3(7)	13.6(2)	24.0(5)	0.0(0)	0.0(0)	108.2(11)
BTUS PER SQFT.	23952.0(10)	388.8(6)	0.0(0)	44.4(4)	0.0(0)	0.0(0)	24085.1(10)

DES MOINES

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	81.2(10)	18.9(10)	4.7(5)	0.0(0)	0.0(0)	0.0(0)	102.7(11)
BTUS PER SQFT.	12982.6(8)	138.4(10)	2427.2(5)	0.0(0)	0.0(0)	0.0(0)	13507.3(10)

DETROIT

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	106.9(5)	0.0(0)	0.0(0)	50.7(5)	0.0(0)	0.0(0)	157.7(5)
BTUS PER SQFT.	75.9(4)	0.0(0)	0.0(0)	78.1(4)	0.0(0)	0.0(0)	154.1(4)

DULUTH

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	61.5(4)	1.1(1)	0.0(0)	31.6(4)	5.8(3)	0.0(0)	97.8(4)
BTUS PER SQFT.	31113.5(4)	0.0(0)	0.0(0)	51150.5(4)	0.0(0)	0.0(0)	82264.1(4)

EL PASO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	114.9(3)	12.7(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	127.6(3)
BTUS PER SQFT.	44514.7(3)	56.5(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	44571.2(3)

FT. WORTH

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	77.9(9)	6.2(9)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	84.2(9)
BTUS PER SQFT.	3944.9(8)	93.7(6)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	3990.0(8)

HARTFORD

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	124.0(11)	15.8(2)	19.8(1)	41.3(9)	51.9(8)	0.0(0)	186.8(11)
BTUS PER SQFT.	107.4(11)	59.0(2)	56.5(1)	60.2(9)	0.0(8)	0.0(0)	176.4(11)

HONOLULU

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	132.9(23)	11.5(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	134.0(23)
BTUS PER SQFT.	16226.0(16)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	16226.0(16)

HOUSTON

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	99.3(14)	12.7(14)	0.0(0)	2.9(1)	69.5(1)	0.0(0)	124.5(14)
BTUS PER SQFT.	24859.6(12)	211.6(12)	0.0(0)	7138.1(1)	0.0(1)	0.0(0)	26424.4(12)

ENERGY REPORT—U.S. DOWNTOWN

INDIANAPOLIS

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	102.4(15)	12.6(3)	0.0(0)	22.8(12)	0.0(0)	0.0(0)	121.4(15)
BTUS PER SQFT.	94.4(12)	66.7(1)	0.0(0)	34.2(10)	0.0(0)	0.0(0)	137.6(12)

JACKSONVILLE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	144.1(4)	9.2(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	151.0(4)
BTUS PER SQFT.	31806.7(4)	214.6(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	31966.5(4)

KANSAS CITY, MO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	97.1(6)	12.9(2)	10.5(1)	36.4(3)	44.9(1)	0.0(0)	126.3(6)
BTUS PER SQFT.	99.0(6)	79.4(2)	39.1(1)	41.0(3)	0.0(1)	0.0(0)	171.1(6)

LOS ANGELES

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	101.9(23)	8.3(21)	1.4(10)	0.0(0)	68.6(1)	0.0(0)	120.5(23)
BTUS PER SQFT.	25907.4(19)	72.9(18)	626.5(7)	0.0(0)	0.0(1)	0.0(0)	26264.0(19)

LOUISVILLE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	119.2(3)	8.3(2)	0.0(0)	0.0(0)	0.8(1)	0.0(0)	122.3(3)
BTUS PER SQFT.	123.6(3)	42.1(2)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	138.0(3)

MIAMI

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	122.2(6)	3.3(1)	14.5(1)	0.0(0)	0.0(0)	0.0(0)	122.7(6)
BTUS PER SQFT.	12312.0(4)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	12312.0(4)

MILWAUKEE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	58.8(13)	0.5(11)	0.0(0)	25.4(13)	0.0(0)	0.0(0)	84.7(13)
BTUS PER SQFT.	22729.0(12)	208.4(7)	0.0(0)	58.7(12)	0.0(0)	0.0(0)	22943.7(12)

MINNEAPOLIS

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	58.5(23)	9.8(10)	48.1(3)	48.6(20)	40.8(4)	0.0(0)	126.0(23)
BTUS PER SQFT.	29277.6(17)	56.8(9)	1556.5(3)	6233.7(15)	0.0(4)	0.0(0)	33795.5(18)

NASHVILLE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	112.7(5)	6.8(4)	10.4(1)	19.9(2)	0.0(0)	0.0(0)	134.1(5)
BTUS PER SQFT.	126.1(5)	519.5(2)	31.5(1)	20.6(2)	0.0(0)	0.0(0)	395.6(5)

NEW ORLEANS

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	115.2(2)	6.8(2)	0.0(0)	10.4(1)	0.0(0)	0.0(0)	123.5(2)
BTUS PER SQFT.	99578.8(2)	35.6(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	99609.2(2)

NEW YORK CITY

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	141.9(48)	14.2(11)	9.0(8)	51.7(46)	2.2(4)	0.0(0)	194.9(49)
BTUS PER SQFT.	15352.1(40)	25.7(9)	13964.5(9)	65.7(35)	0.0(4)	0.0(0)	18766.1(41)

ENERGY REPORT—U.S. DOWNTOWN

OKLAHOMA CITY

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	73.2(15)	15.8(12)	0.0(0)	10.7(5)	38.1(5)	0.0(0)	104.1(15)
BTUS PER SQFT.	74860.5(12)	80.4(9)	0.0(0)	17426.8(6)	0.0(6)	0.0(0)	85147.1(12)

OMAHA

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	66.2(8)	10.8(7)	12.0(3)	48.0(2)	66.2(2)	0.0(0)	115.6(8)
BTUS PER SQFT.	102.0(6)	23.5(5)	73.4(2)	94.9(2)	0.0(2)	0.0(0)	202.5(6)

PHILADELPHIA

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	111.5(34)	1.4(5)	10.5(2)	38.3(33)	0.0(0)	0.0(0)	150.0(34)
BTUS PER SQFT.	18135.6(30)	0.0(1)	18207.9(2)	3771.6(29)	0.0(1)	0.0(0)	22541.4(30)

PHOENIX

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	104.2(10)	4.3(11)	0.0(0)	0.0(0)	2.4(2)	0.0(0)	107.6(11)
BTUS PER SQFT.	965.1(8)	463.3(8)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	1277.1(9)

PITTSBURGH

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	91.3(35)	5.5(12)	0.0(0)	40.6(31)	38.3(6)	0.0(0)	134.1(35)
BTUS PER SQFT.	14383.7(31)	23.5(7)	0.0(0)	38.6(28)	0.0(6)	0.0(0)	14422.3(31)

PORTLAND

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	65.0(26)	59.5(3)	0.0(0)	21.4(19)	32.6(1)	0.0(0)	80.4(26)
BTUS PER SQFT.	64733.1(23)	2472.5(2)	0.0(0)	28.9(16)	0.0(1)	0.0(0)	64825.8(23)

SALT LAKE CITY

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	114.0(9)	16.0(6)	0.0(0)	22.7(1)	0.0(0)	6.4(1)	128.1(9)
BTUS PER SQFT.	25132.2(9)	432.5(6)	0.0(0)	34.8(1)	0.0(0)	32.1(1)	25297.9(9)

SAN ANTONIO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	95.9(5)	12.6(5)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	108.5(5)
BTUS PER SQFT.	56558.0(5)	329.6(5)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	56887.6(5)

SAN DIEGO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	99.9(5)	3.7(3)	0.0(0)	3.2(2)	45.4(1)	0.0(0)	119.2(6)
BTUS PER SQFT.	36922.5(4)	151.9(2)	0.0(0)	3.8(1)	0.0(1)	0.0(0)	36960.6(4)

SAN FRANCISCO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	75.9(39)	7.4(27)	2.6(2)	20.7(15)	0.1(1)	0.0(0)	88.8(42)
BTUS PER SQFT.	7638.5(28)	67.7(19)	7.0(2)	7705.4(8)	0.0(0)	0.0(0)	9987.8(28)

SHREVEPORT

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	84.9(3)	7.9(2)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	89.9(3)
BTUS PER SQFT.	3206.4(3)	0.0(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	3206.5(3)

ENERGY REPORT—U.S. DOWNTOWN

SEATTLE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	24.8(29)	7.3(6)	19.2(2)	18.9(21)	0.0(0)	0.0(0)	39.3(30)
BTUS PER SQFT.	2273.4(26)	101.1(5)	574.8(1)	30.3(20)	0.0(0)	0.0(0)	2312.4(26)

SPOKANE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	53.2(6)	45.1(1)	4.2(1)	43.5(4)	0.0(0)	0.0(0)	80.7(6)
BTUS PER SQFT.	128.8(5)	1.5(1)	8.4(1)	59.3(3)	0.0(0)	0.0(0)	158.6(5)

ST. LOUIS

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	105.3(10)	52.0(6)	0.0(0)	34.1(4)	0.0(0)	0.0(0)	130.9(11)
BTUS PER SQFT.	64286.3(9)	295.8(6)	0.0(0)	399.6(3)	0.0(0)	0.0(0)	54770.3(10)

ST. PAUL

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	79.4(11)	11.4(6)	9.0(4)	11.6(6)	0.0(0)	0.0(0)	99.5(11)
BTUS PER SQFT.	83.2(8)	53.9(4)	31.8(3)	16.9(6)	0.0(0)	0.0(0)	152.5(8)

TACOMA

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	33.0(6)	1.1(1)	0.0(0)	26.5(1)	0.0(0)	0.0(0)	46.0(6)
BTUS PER SQFT.	59521.5(5)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	59521.5(5)

TOLEDO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	168.3(4)	0.9(1)	0.0(0)	44.7(2)	0.0(0)	0.0(0)	188.9(4)
BTUS PER SQFT.	127.3(4)	0.0(0)	0.0(0)	57.4(2)	0.0(0)	0.0(0)	153.7(4)

TULSA

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	90.6(9)	4.8(6)	0.0(0)	32.7(4)	62.1(6)	0.0(0)	168.6(9)
BTUS PER SQFT.	33333.5(8)	24.4(5)	0.0(0)	41.6(3)	0.0(0)	0.0(0)	33371.7(8)

WASHINGTON, DC

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	126.9(23)	1.4(16)	12.5(17)	0.0(0)	0.0(0)	0.0(0)	137.0(23)
BTUS PER SQFT.	48790.8(22)	5.1(15)	24638.6(12)	0.0(0)	0.0(0)	0.0(0)	60936.7(22)

WILMINGTON

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	94.7(7)	13.7(2)	27.0(5)	0.0(0)	0.0(0)	0.0(0)	119.9(7)
BTUS PER SQFT.	76.7(6)	417.2(1)	81.6(4)	0.0(0)	0.0(0)	0.0(0)	203.5(6)

ENERGY REPORT—U.S. SUBURBAN

Due to participant unfamiliarity with furnishing energy quantities, these figures are approximations only and may not reflect true use patterns. They are published to encourage increased reporting accuracy in coming years.

ATLANTA

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	85.7(51)	2.3(6)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	85.8(51)
BTUS PER SQFT.	6556.9(24)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	6556.9(24)

BIRMINGHAM

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	135.7(3)	4.1(2)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	136.9(3)
BTUS PER SQFT.	137.8(3)	20.9(2)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	143.7(3)

CINCINNATI

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	73.4(7)	22.3(5)	3.6(1)	0.0(0)	0.0(0)	0.0(0)	81.3(7)
BTUS PER SQFT.	79.1(2)	0.0(0)	11.5(1)	0.0(0)	0.0(0)	0.0(0)	85.5(2)

DENVER

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	51.5(22)	13.8(21)	0.0(0)	27.3(1)	0.0(0)	0.0(0)	66.2(22)
BTUS PER SQFT.	20328.9(5)	350.1(4)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	20633.8(5)

HARTFORD

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	141.3(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	141.3(3)
BTUS PER SQFT.	30659.8(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	30659.8(3)

HONOLULU

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	136.6(12)	0.4(5)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	136.9(12)
BTUS PER SQFT.	5751.1(6)	0.2(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	5751.2(6)

HOUSTON

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	89.7(18)	9.9(6)	0.0(0)	0.0(0)	61.1(7)	0.0(0)	129.5(18)
BTUS PER SQFT.	7913.7(14)	27.2(4)	4783.3(1)	0.0(0)	0.0(5)	0.0(0)	8367.3(14)

KANSAS CITY

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	112.7(2)	21.2(3)	20.1(1)	0.0(0)	0.0(0)	0.0(0)	117.8(3)
BTUS PER SQFT.	90.7(1)	158.2(2)	54.5(1)	0.0(0)	0.0(0)	0.0(0)	258.4(2)

LOS ANGELES

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	100.4(6)	5.6(2)	0.0(0)	0.0(0)	63.8(3)	0.0(0)	139.6(6)
BTUS PER SQFT.	10403.6(6)	237.7(2)	0.0(0)	16.6(3)	0.0(3)	0.0(0)	10474.7(6)

MIAMI

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	97.9(10)	0.2(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	98.0(10)
BTUS PER SQFT.	75.6(9)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	75.6(9)

MILWAUKEE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	67.8(3)	11.6(3)	0.0(0)	19.1(1)	32.2(1)	0.0(0)	102.5(3)
BTUS PER SQFT.	29035.3(2)	40288.4(2)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	69323.6(2)

ENERGY REPORT—U.S. SUBURBAN

MINNEAPOLIS

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	72.1(19)	11.1(16)	11.1(11)	0.0(0)	0.0(0)	0.0(0)	88.2(20)
BTUS PER SQFT.	248.4(16)	50.7(14)	617.3(11)	0.0(0)	0.0(0)	0.0(0)	916.4(17)

NEW YORK CITY

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	103.4(4)	28.2(4)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	131.6(4)
BTUS PER SQFT.	36232.2(3)	492.4(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	36724.6(3)

OKLAHOMA CITY

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	73.6(10)	12.4(4)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	76.3(10)
BTUS PER SQFT.	91.3(10)	60.7(4)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	107.3(10)

OMAHA

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	83.2(5)	20.3(3)	16.9(1)	104.6(2)	0.0(0)	0.0(0)	154.7(5)
BTUS PER SQFT.	129.5(3)	100.1(3)	46661.0(1)	0.0(0)	0.0(0)	0.0(0)	28444.7(3)

ORLANDO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	84.4(7)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	84.4(7)
BTUS PER SQFT.	11481.2(7)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	11481.2(7)

PHILADELPHIA

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	147.8(13)	8.0(8)	25.5(11)	0.0(0)	0.0(0)	0.0(0)	171.9(13)
BTUS PER SQFT.	88.2(6)	1.3(1)	931.8(4)	0.0(0)	0.0(0)	0.0(0)	818.1(6)

PITTSBURGH

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	108.8(3)	18.2(2)	21.7(1)	0.0(0)	0.0(0)	0.0(0)	128.0(3)
BTUS PER SQFT.	73.8(2)	66.5(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	105.9(2)

SAN ANTONIO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	85.0(6)	6.6(5)	0.2(1)	1.5(2)	33.4(2)	0.0(0)	96.4(6)
BTUS PER SQFT.	3125.7(6)	22.7(5)	685.4(1)	1518.5(2)	0.0(2)	0.0(0)	3856.4(6)

SEATTLE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	37.8(7)	0.0(4)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	37.8(7)
BTUS PER SQFT.	112.3(7)	0.0(4)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	112.3(7)

TAMPA

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	87.8(11)	9.7(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	88.5(11)
BTUS PER SQFT.	70.1(2)	0.1(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	70.1(2)

WASHINGTON, DC

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	103.5(13)	16.0(11)	7.1(6)	0.0(0)	0.0(0)	0.0(0)	111.6(19)
BTUS PER SQFT.	41947.7(19)	155.7(11)	10696.4(6)	0.0(0)	0.0(0)	0.0(0)	46933.1(19)

TABLE OF CONTENTS—CANADA

Comparison of Identical Buildings 1975-76-77-78-79 . . 124
Comparison of Identical Buildings 1978-1979 127
All Buildings Comparison 1978-1979 128
1979 Downtown & Suburban Operations Compared . . . 129

INDIVIDUAL CITY ANALYSIS

	Down-town	Sub-urban
Calgary	130	
Edmonton	130	
Montreal	131	
Toronto	131	133
Vancouver	132	

Analysis by Region—Combined 134
Special Studies
Agency-Managed Buildings 136
Single Purpose Buildings 137
Operating Cost Breakdowns by Category
Regions—Combined 138
Energy Report—Canadian Downtown & Suburban 139

All Canadian costs and income are in Canadian dollars. No Canadian private or government data is aggregated with any U.S. private or government data.

FOR U.S.—CANADA COMPARISONS: According to the Bank of Canada, for the year 1979 on average, one Canadian dollar equalled .8536 U.S. dollars. Equivalently, one U.S. dollar equalled 1.1715 Canadian dollars.

CANADIAN COMPARISON OF IDENTICAL BUILDINGS—1975-1979

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	1975			1976		
Total Rentable Sq. Ft. Number of Buildings	21 4,824,695	21 4,248,546	21 4,181,159			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	81.3(21)	88.3(21)	89.7	82.6(22)	89.1(22)	91.6
A2 ELECTRICAL SYSTEMS	16.1(18)	15.5(18)	15.8	9.1(19)	9.0(19)	9.3
A3C COMBINED HVAC	26.3(21)	27.3(21)	27.8	26.9(22)	27.7(22)	28.5
A5 ELEVATORS	13.9(21)	15.8(21)	16.0	14.8(22)	16.9(22)	17.4
A6A GENERAL BUILDING COSTS	40.9(21)	40.7(21)	41.3	42.2(22)	42.4(22)	43.6
A6B ADMINISTRATIVE COSTS	21.3(20)	21.2(20)	21.6	23.1(22)	23.0(22)	23.6
A7 ENERGY	47.8(20)	48.0(20)	48.8	61.6(19)	61.7(19)	63.5
TOTAL OPERATING 'A'	245.8(20)	255.2(20)	259.5	263.3(19)	273.3(19)	281.5
B1 ALTERATIONS-TENANT AREA	16.1(10)	14.4(10)	14.7	7.8(11)	7.6(11)	7.9
B3 DECORATING- TENANT AREA	6.7(8)	6.5(8)	6.6	6.2(11)	5.9(11)	6.2
TOTAL CONSTRUCTION 'B'	20.0(12)	18.4(12)	18.7	12.2(13)	11.7(13)	12.1
TOTAL OPERATING EXP.A AND B	265.3(12)	275.9(12)	281.4	300.0(10)	311.3(10)	324.9
C1 INSURANCE	3.9(19)	3.9(19)	4.0	4.4(18)	4.4(18)	4.5
C2A REAL ESTATE TAX	161.2(19)	162.5(19)	165.4	170.5(20)	172.4(20)	177.7
C2B PERSONAL PROP.TAX ETC.	23.0(4)	24.2(4)	24.7	15.7(4)	15.9(4)	16.1
# TOTAL FIXED CHARGES 'C'	166.4(20)	167.7(20)	170.6	177.3(20)	179.3(20)	184.9
# TOTAL OPERATING EXP.A+B+C	425.3(12)	436.6(12)	445.2	504.8(10)	518.2(10)	540.8
# NET INCOME - GAIN	288.4(14)	334.2(17)	340.8	288.9(14)	378.8(15)	392.7
- LOSS	68.1(4)	145.6(1)	145.6	170.6(2)	182.4(1)	182.4
LEASE EXPENSE	16.1(9)	15.3(9)	15.8	5.8(14)	5.9(14)	6.1
AMORTIZED TENANT ALTERATIONS	6.3(2)	6.2(2)	6.3	8.2(1)	8.2(1)	8.4
## TOTAL OPERATING EXP.A+B+C	459.7(5)	477.9(5)	493.3	524.3(5)	536.8(5)	568.9
## NET INCOME - GAIN	354.7(5)	335.2(6)	343.5	345.0(10)	448.5(10)	466.8
- LOSS	106.7(4)	56.5(3)	59.8	235.4(1)	196.6(1)	196.6
RENTAL INCOME - OFFICE AREA		615.1(16)	628.1		623.7(18)	646.2
- STORE AREA	943.0(7)			1069.2(8)		
- STORAGE AREA	244.6(7)			260.2(9)		
- SPECIAL AREA	261.2(6)			150.4(4)		
TOTAL RENTAL INCOME	587.9(16)			600.4(18)		
ELECTRICAL INCOME	33.9(11)			33.9(13)		
MISCELLANEOUS INCOME	61.1(13)			84.9(16)		
TOTAL OPERATING INCOME	650.7(19)			707.4(20)		
LABOR COST	90.8(21)			89.1(19)		
OPERATING RATIO %	64.6(18)			61.9(17)		
MANAGEMENT RATIO %	38.0(18)			36.9(17)		
AVG OFFICE VACANCY %	1.6(21)			2.8(22)		
AVG OFFICE OCCUPANCY %	98.4(21)			97.2(22)		
AVG OFFICE TENANT SQ. FT.	4496.8(19)			4537.9(21)		
AVG STORE TENANT SQ. FT.	2145.4(6)			2070.4(9)		
AVG. SQ. FT. PER EMPLOYEE	9826.3(21)			11111.0(19)		
AVG SQ. FT. PER PERSON	185.1(18)	171.0(18)	168.1	209.9(18)	192.1(18)	190.1

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CANADIAN COMPARISON OF IDENTICAL BUILDINGS—1975-1979

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	1977			1978		
Total Rentable Sq. Ft. Number of Buildings						
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	99.3(20)	105.8(20)	107.3	97.3(20)	107.1(20)	109.3
A2 ELECTRICAL SYSTEMS	8.8(16)	8.7(16)	8.8	12.4(16)	12.6(16)	12.9
A3C COMBINED HVAC	25.4(20)	24.4(20)	24.8	27.2(20)	28.7(20)	29.3
A5 ELEVATORS	14.8(20)	16.5(20)	16.7	15.2(20)	15.9(20)	16.3
A6A GENERAL BUILDING COSTS	55.7(19)	55.5(19)	56.3	78.1(20)	77.6(20)	79.1
A6B ADMINISTRATIVE COSTS	22.1(20)	21.8(20)	22.1	24.9(19)	26.5(19)	27.0
A7 ENERGY	73.6(20)	73.7(20)	74.8	86.6(20)	86.5(20)	88.3
TOTAL OPERATING 'A'	297.9(20)	304.7(20)	308.9	339.8(20)	352.9(20)	360.1
B1 ALTERATIONS-TENANT AREA	23.5(13)	21.5(13)	21.7	16.2(15)	49.7(15)	50.7
B3 DECORATING- TENANT AREA	8.3(9)	7.4(9)	7.5	10.9(6)	11.3(6)	11.6
TOTAL CONSTRUCTION 'B'	27.1(14)	24.6(14)	24.9	20.1(16)	50.7(16)	51.9
TOTAL OPERATING EXP.A AND B	326.9(14)	332.5(14)	335.8	363.2(16)	407.8(16)	417.4
C1 INSURANCE	5.6(14)	5.6(14)	5.7	6.1(15)	6.2(15)	6.3
C2A REAL ESTATE TAX	204.1(19)	204.0(19)	205.9	213.1(20)	213.2(20)	217.5
C2B PERSONAL PROP.TAX ETC.	7.8(7)	7.9(7)	8.0	13.0(3)	12.9(3)	13.0
# TOTAL FIXED CHARGES 'C'	211.2(19)	211.2(19)	213.2	220.7(20)	220.8(20)	225.3
# TOTAL OPERATING EXP.A+B+C	540.2(14)	545.8(14)	551.2	585.7(16)	630.4(16)	645.2
# NET INCOME - GAIN	311.9(15)	398.9(16)	403.2	288.8(16)	392.0(15)	400.4
- LOSS	35.9(3)	12.2(2)	12.2	211.7(2)	408.5(3)	429.7
LEASE EXPENSE	10.3(10)	10.3(10)	10.5	11.8(9)	11.8(9)	12.1
AMORTIZED TENANT ALTERATIONS	49.8(1)	49.8(1)	51.4	40.3(7)	39.2(7)	40.3
## TOTAL OPERATING EXP.A+B+C	495.3(7)	503.2(7)	508.1	598.2(13)	635.8(13)	669.8
## NET INCOME - GAIN	400.8(8)	426.1(9)	430.9	351.6(11)	427.7(11)	434.3
- LOSS	7.5(1)	0.0(0)	0.0	80.1(3)	321.1(3)	340.0
RENTAL INCOME - OFFICE AREA		708.0(18)	719.4		738.2(19)	754.5
- STORE AREA	1171.9(9)			953.1(7)		
- STORAGE AREA	251.3(9)			133.6(10)		
- SPECIAL AREA	246.0(5)			74.6(4)		
TOTAL RENTAL INCOME	685.4(18)			728.5(18)		
ELECTRICAL INCOME	41.7(11)			47.3(12)		
MISCELLANEOUS INCOME	98.1(16)			98.5(15)		
TOTAL OPERATING INCOME	795.6(19)			850.5(18)		
LABOR COST	105.6(18)			111.6(18)		
OPERATING RATIO %	67.3(19)			70.5(18)		
MANAGEMENT RATIO %	40.5(19)			42.6(18)		
AVG OFFICE VACANCY %	1.4(20)			2.0(20)		
AVG OFFICE OCCUPANCY %	98.6(20)			98.0(20)		
AVG OFFICE TENANT SQ. FT.	8672.6(18)			9813.1(19)		
AVG STORE TENANT SQ. FT.	2045.1(9)			2428.2(10)		
AVG. SQ. FT. PER EMPLOYEE	9237.9(18)			11746.7(18)		
AVG SQ. FT. PER PERSON	199.3(10)	182.0(10)	178.7	242.1(14)	220.0(14)	215.4

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CANADIAN COMPARISON OF IDENTICAL BUILDINGS—1975-1979

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	1979 ©		
Total Rentable Sq. Ft.			
Number of Buildings			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	100.1(20)	109.9(20)	113.2
A2 ELECTRICAL SYSTEMS	17.6(16)	18.3(16)	18.8
A3C COMBINED HVAC	31.7(20)	33.5(20)	34.5
A5 ELEVATORS	17.5(20)	18.7(20)	19.3
A6A GENERAL BUILDING COSTS	70.7(20)	70.6(20)	72.7
A6B ADMINISTRATIVE COSTS	27.1(19)	28.8(19)	29.6
A7 ENERGY	91.2(20)	90.7(20)	93.4
TOTAL OPERATING 'A'	353.4(20)	368.0(20)	379.0
B1 ALTERATIONS-TENANT AREA	20.4(12)	21.2(12)	21.9
B3 DECORATING- TENANT AREA	15.3(3)	14.8(3)	15.6
TOTAL CONSTRUCTION 'B'	24.9(13)	25.1(13)	25.9
TOTAL OPERATING EXP.A AND B	383.4(13)	400.6(13)	413.5
C1 INSURANCE	5.6(15)	5.6(15)	5.8
C2A REAL ESTATE TAX	198.9(20)	199.9(20)	205.9
C2B PERSONAL PROP.TAX ETC.	15.5(3)	15.6(3)	16.0
# TOTAL FIXED CHARGES 'C'	206.3(20)	207.4(20)	213.6
# TOTAL OPERATING EXP.A+B+C	593.1(13)	611.2(13)	630.8
# NET INCOME - GAIN	295.2(16)	395.0(17)	406.5
- LOSS	186.7(2)	222.2(1)	296.3
LEASE EXPENSE	17.4(7)	17.2(7)	17.8
AMORTIZED TENANT ALTERATIONS	45.7(7)	44.9(7)	46.4
## TOTAL OPERATING EXP. A+B+C	615.2(11)	633.6(11)	647.7
## NET INCOME - GAIN	391.5(10)	446.0(11)	450.3
- LOSS	45.4(2)	108.8(1)	145.0
RENTAL INCOME - OFFICE AREA		724.3(19)	747.7
- STORE AREA	883.6(7)		
- STORAGE AREA	140.3(10)		
- SPECIAL AREA	437.4(4)		
TOTAL RENTAL INCOME	729.1(18)		
ELECTRICAL INCOME	51.2(11)		
MISCELLANEOUS INCOME	106.2(14)		
TOTAL OPERATING INCOME	852.9(18)		
LABOR COST	118.3(19)		
OPERATING RATIO %	70.1(18)		
MANAGEMENT RATIO %	44.1(18)		
AVG OFFICE VACANCY %	2.9(20)		
AVG OFFICE OCCUPANCY %	97.1(20)		
AVG OFFICE TENANT SQ. FT.	9975.5(19)		
AVG STORE TENANT SQ. FT.	2266.9(11)		
AVG. SQ. FT. PER EMPLOYEE	12723.7(19)		
AVG SQ. FT. PER PERSON	238.3(14)	214.4(14)	207.8

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CANADIAN COMPARISON OF IDENTICAL BUILDINGS—1978-1979

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	1978			1979		
Total Rentable Sq. Ft. Number of Buildings	45 11,590,608	45 9,594,333	45 9,487,421			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	83.9(45)	92.9(45)	94.0	94.3(45)	99.5(45)	101.3
A2 ELECTRICAL SYSTEMS	9.9(38)	10.1(38)	10.2	12.8(38)	13.0(38)	13.2
A3C COMBINED HVAC	24.3(45)	25.8(45)	26.1	33.8(45)	35.2(45)	35.9
A5 ELEVATORS	13.5(45)	14.7(45)	14.8	16.3(45)	17.0(45)	17.3
A6A GENERAL BUILDING COSTS	56.8(45)	59.2(45)	59.8	59.0(45)	58.0(45)	59.1
A6B ADMINISTRATIVE COSTS	22.6(44)	25.4(44)	25.7	26.4(44)	27.3(44)	27.8
A7 ENERGY	75.7(45)	78.3(45)	79.2	87.5(45)	85.9(45)	87.4
TOTAL OPERATING 'A'	285.0(45)	305.0(45)	308.4	328.5(45)	334.4(45)	340.5
B1 ALTERATIONS-TENANT AREA	17.7(26)	35.8(26)	36.3	26.2(24)	24.5(24)	25.1
B3 DECORATING- TENANT AREA	7.7(18)	7.6(18)	7.7	10.5(13)	9.7(13)	10.0
TOTAL CONSTRUCTION 'B'	20.4(30)	35.4(30)	35.9	29.8(26)	27.6(26)	28.3
TOTAL OPERATING EXP.A AND B	317.1(30)	343.3(30)	348.3	359.3(26)	363.0(26)	371.5
C1 INSURANCE	6.5(35)	6.7(35)	6.8	6.3(34)	6.3(34)	6.4
C2A REAL ESTATE TAX	185.5(44)	199.9(44)	202.2	204.5(43)	206.6(43)	210.2
C2B PERSONAL PROP.TAX ETC.	7.3(8)	7.2(8)	7.3	33.2(5)	30.7(5)	31.3
# TOTAL FIXED CHARGES 'C'	192.3(44)	207.2(44)	209.6	213.8(43)	215.6(43)	219.4
# TOTAL OPERATING EXP.A+B+C	519.4(29)	558.7(29)	567.0	594.2(24)	600.8(24)	614.5
# NET INCOME - GAIN	348.0(33)	477.9(32)	483.6	381.2(32)	479.7(33)	487.4
- LOSS	242.0(4)	352.2(5)	373.2	96.1(4)	69.1(3)	81.8
LEASE EXPENSE	13.3(16)	13.6(16)	13.8	15.2(16)	15.4(16)	15.7
AMORTIZED TENANT ALTERATIONS	28.1(15)	26.9(15)	27.3	31.7(16)	31.0(16)	31.5
## TOTAL OPERATING EXP.A+B+C	580.0(18)	625.2(18)	635.5	622.2(16)	639.1(16)	649.8
## NET INCOME - GAIN	372.4(20)	450.9(20)	455.2	431.0(22)	511.9(23)	514.9
- LOSS	139.8(4)	342.1(4)	361.0	45.4(2)	108.8(1)	145.0
RENTAL INCOME - OFFICE AREA		754.2(39)	764.3		756.5(39)	772.0
- STORE AREA	897.5(21)			1179.3(20)		
- STORAGE AREA	188.6(23)			191.5(22)		
- SPECIAL AREA	85.4(12)			240.4(11)		
TOTAL RENTAL INCOME	716.4(37)			783.7(37)		
ELECTRICAL INCOME	44.9(23)			45.6(24)		
MISCELLANEOUS INCOME	105.3(27)			102.7(31)		
TOTAL OPERATING INCOME	826.6(37)			900.5(37)		
LABOR COST	78.8(39)			94.5(40)		
OPERATING RATIO %	62.0(37)			61.7(37)		
MANAGEMENT RATIO %	37.1(37)			38.9(37)		
AVG OFFICE VACANCY %	1.1(45)			1.8(45)		
AVG OFFICE OCCUPANCY %	98.9(45)			98.2(45)		
AVG OFFICE TENANT SQ. FT.	11672.3(43)			11297.8(42)		
AVG STORE TENANT SQ. FT.	2837.2(24)			2623.1(26)		
AVG. SQ. FT. PER EMPLOYEE	15757.2(40)			14910.8(39)		
AVG SQ. FT. PER PERSON	277.4(31)	245.2(31)	242.4	242.8(31)	224.5(31)	221.0

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ALL BUILDINGS COMPARISON—1978-1979

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	1978			1979		
Total Rentable Sq. Ft. Number of Buildings	115 23500320	115 19612336	115 19097056	64 14,924,662	64 12,762,616	64 12,174,565
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	72.6(115)	81.5(115)	81.7	90.5(64)	98.3(64)	103.1
A2 ELECTRICAL SYSTEMS	7.2(91)	7.4(91)	7.6	12.1(55)	12.3(55)	12.8
A3C COMBINED HVAC	20.5(105)	21.6(105)	22.1	32.5(61)	34.8(61)	36.3
A5 ELEVATORS	11.2(112)	16.2(112)	16.6	15.1(64)	16.4(64)	17.1
A6A GENERAL BUILDING COSTS	66.6(115)	67.2(115)	69.0	54.9(64)	55.2(64)	57.9
A6B ADMINISTRATIVE COSTS	25.7(111)	27.5(111)	28.2	26.1(63)	27.5(63)	28.8
A7 ENERGY	71.3(114)	78.9(114)	76.9	82.2(64)	82.4(64)	86.4
TOTAL OPERATING 'A'	278.5(114)	290.3(114)	298.1	311.5(64)	324.7(64)	340.4
B1 ALTERATIONS-TENANT AREA	13.6(95)	25.3(95)	26.5	26.2(29)	24.7(29)	26.0
B3 DECORATING- TENANT AREA	5.6(38)	6.5(38)	6.6	7.8(22)	7.9(22)	8.3
TOTAL CONSTRUCTION 'B'	19.3(51)	23.6(51)	24.1	24.1(38)	24.2(38)	25.6
TOTAL OPERATING EXP.A AND B	305.5(61)	323.9(61)	331.1	330.8(38)	348.7(38)	369.6
C1 INSURANCE	5.9(100)	6.2(100)	6.2	8.1(50)	7.2(50)	7.5
C2A REAL ESTATE TAX	198.3(111)	189.1(111)	198.1	199.6(61)	200.9(61)	210.7
C2B PERSONAL PROP.TAX ETC.	26.9(14)	27.1(14)	27.7	31.7(6)	29.7(6)	30.1
# TOTAL FIXED CHARGES 'C'	193.9(111)	195.9(111)	231.1	210.1(61)	210.5(61)	220.7
# TOTAL OPERATING EXP.A+B+C	893.9(59)	522.1(59)	535.1	559.8(35)	580.1(35)	615.7
# NET INCOME - GAIN	367.2(95)	511.6(98)	527.3	425.5(47)	569.1(48)	591.0
- LOSS	229.1(7)	261.9(8)	269.2	330.1(7)	341.1(6)	434.7
LEASE EXPENSE	11.2(51)	12.1(51)	12.5	13.7(23)	13.9(23)	14.6
AMORTIZED TENANT ALTERATIONS	21.8(80)	28.0(80)	28.9	31.7(18)	31.1(18)	31.8
## TOTAL OPERATING EXP.A+B+C	535.9(35)	560.9(35)	580.6	577.0(20)	589.3(20)	625.5
## NET INCOME - GAIN	367.1(59)	899.5(59)	918.2	432.8(28)	518.7(29)	524.0
- LOSS	142.3(6)	293.8(6)	309.7	58.4(3)	79.3(2)	144.3
RENTAL INCOME - OFFICE AREA		747.6(102)	911.5		752.6(53)	797.8
- STORE AREA	719.1(95)			1228.7(29)		
- STORAGE AREA	237.9(63)			183.1(27)		
- SPECIAL AREA	0.0(0)			145.4(14)		
TOTAL RENTAL INCOME	781.5(103)			763.0(56)		
ELECTRICAL INCOME	82.2(69)			85.4(31)		
MISCELLANEOUS INCOME	79.7(81)			96.5(43)		
TOTAL OPERATING INCOME	911.8(106)			856.1(56)		
LABOR COST	71.5(98)	UNITS AS INDICATED		93.6(55)		
OPERATING RATIO %	59.7(108)			62.1(56)		
MANAGEMENT RATIO %	35.9(108)			38.0(56)		
AVG OFFICE VACANCY %	2.6(115)			4.6(64)		
AVG OFFICE OCCUPANCY %	97.4(115)			95.4(64)		
AVG OFFICE TENANT SQ. FT.	10900.3(109)			9067.6(59)		
AVG STORE TENANT SQ. FT.	2995.9(57)			2770.2(38)		
AVG. SQ. FT. PER EMPLOYEE	16010.3(99)			13891.6(54)		
AVG SQ. FT. PER PERSON	193.7(87)	272.2(87)	284.1	252.7(39)	219.9(39)	209.2

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CANADIAN 1979 COMPARISON—DOWNTOWN-SUBURBAN

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1979	DOWNTOWN			SUBURBAN		©
Total Rentable Sq. Ft.	55	55	55	8	8	8
Number of Buildings	12,742,776	10,862,001	10,297,951	2,092,886	1,827,133	1,803,132
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	88.2(55)	96.4(55)	101.7	103.3(8)	107.8(8)	109.2
A2 ELECTRICAL SYSTEMS	12.4(48)	12.7(48)	13.3	10.2(7)	10.1(7)	10.1
A3C COMBINED HVAC	34.5(54)	37.1(54)	39.0	18.8(6)	18.9(6)	18.9
A5 ELEVATORS	15.6(55)	17.0(55)	18.0	11.4(8)	12.0(8)	12.2
A6A GENERAL BUILDING COSTS	56.2(55)	57.2(55)	60.3	45.2(8)	41.6(8)	42.1
A6B ADMINISTRATIVE COSTS	26.5(54)	27.7(54)	29.2	24.0(8)	26.3(8)	26.6
A7 ENERGY	80.9(55)	82.2(55)	86.8	88.5(8)	82.0(8)	83.1
TOTAL OPERATING 'A'	312.6(55)	328.4(55)	346.4	299.7(8)	296.8(8)	300.7
B1 ALTERATIONS-TENANT AREA	23.7(24)	21.0(24)	22.4	34.5(5)	38.1(5)	38.1
B3 DECORATING- TENANT AREA	8.3(17)	8.7(17)	9.3	6.5(5)	6.1(5)	6.1
TOTAL CONSTRUCTION 'B'	21.6(32)	21.0(32)	22.6	34.3(6)	36.7(6)	36.7
TOTAL OPERATING EXP.A AND B	331.3(32)	354.1(32)	381.3	328.7(6)	327.7(6)	327.7
C1 INSURANCE	7.5(46)	6.4(46)	6.8	15.1(4)	16.5(4)	16.5
C2A REAL ESTATE TAX	188.5(52)	188.4(52)	198.9	265.2(8)	272.7(8)	276.3
C2B PERSONAL PROP.TAX ETC.	13.9(4)	13.9(4)	14.2	59.6(2)	56.3(2)	56.3
# TOTAL FIXED CHARGES 'C'	196.5(52)	195.6(52)	206.4	290.7(8)	296.7(8)	300.6
# TOTAL OPERATING EXP.A+B+C	541.3(29)	564.3(29)	609.1	631.1(6)	637.9(6)	637.9
# NET INCOME - GAIN	429.2(43)	571.7(44)	593.0	364.8(3)	537.6(3)	582.9
- LOSS	224.3(6)	188.3(5)	270.9	687.8(1)	707.8(1)	707.8
LEASE EXPENSE	13.4(22)	13.7(22)	14.4	20.5(1)	20.5(1)	20.5
AMORTIZED TENANT ALTERATIONS	25.4(17)	25.7(17)	26.3	101.3(1)	101.3(1)	101.3
## TOTAL OPERATING EXP.A+B+C	562.5(18)	569.8(18)	608.8	683.8(2)	768.6(2)	768.6
## NET INCOME - GAIN	433.7(27)	513.1(28)	518.5	409.2(1)	717.5(1)	717.5
- LOSS	58.4(3)	79.3(2)	144.3	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		744.0(49)	788.5		951.7(3)	1032.0
- STORE AREA	1226.9(28)			1700.0(1)		
- STORAGE AREA	192.0(26)			38.7(1)		
- SPECIAL AREA	223.6(13)			8.9(1)		
TOTAL RENTAL INCOME	782.9(51)			420.7(4)		
ELECTRICAL INCOME	46.3(30)			14.6(1)		
MISCELLANEOUS INCOME	98.2(40)			51.3(2)		
TOTAL OPERATING INCOME	881.2(51)			436.0(4)		
LABOR COST	91.9(50)			103.7(4)		
OPERATING RATIO %	60.0(51)			129.7(4)		
MANAGEMENT RATIO %	36.8(51)			76.0(4)		
AVG OFFICE VACANCY %	5.2(55)			1.3(8)		
AVG OFFICE OCCUPANCY %	94.8(55)			98.7(8)		
AVG OFFICE TENANT SQ. FT.	8548.0(52)			17649.4(6)		
AVG STORE TENANT SQ. FT.	2774.9(37)			2000.0(1)		
AVG. SQ. FT. PER EMPLOYEE	14458.3(48)			10679.1(5)		
AVG SQ. FT. PER PERSON	248.7(32)	216.1(32)	202.9	271.0(7)	236.2(7)	236.2

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1979	CALGARY			EDMONTON ©		
Total Rentable Sq. Ft. Number of Buildings	11 2,901,234	11 2,567,537	11 2,392,254	3 607,070	3 531,445	3 526,749
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	70.1(11)	71.3(11)	76.5	61.5(3)	58.9(3)	59.5
A2 ELECTRICAL SYSTEMS	3.7(11)	3.8(11)	4.1	5.4(3)	5.5(3)	5.6
A3C COMBINED HVAC	28.8(11)	30.0(11)	32.2	30.9(3)	30.2(3)	30.4
A5 ELEVATORS	12.8(11)	13.0(11)	14.0	10.8(3)	10.4(3)	10.5
A6A GENERAL BUILDING COSTS	35.5(11)	35.1(11)	37.6	36.2(3)	35.6(3)	35.9
A6B ADMINISTRATIVE COSTS	27.0(11)	27.0(11)	28.9	20.3(3)	20.2(3)	20.4
A7 ENERGY	70.0(11)	69.4(11)	74.5	79.4(3)	79.3(3)	80.0
TOTAL OPERATING 'A'	247.7(11)	249.5(11)	267.8	244.4(3)	240.1(3)	242.3
B1 ALTERATIONS-TENANT AREA	26.0(5)	26.0(5)	31.8	0.9(1)	0.9(1)	0.9
B3 DECORATING- TENANT AREA	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
TOTAL CONSTRUCTION 'B'	26.0(5)	26.0(5)	31.8	0.9(1)	0.9(1)	0.9
TOTAL OPERATING EXP.A AND B	207.5(5)	211.9(5)	259.2	217.3(1)	217.7(1)	217.7
C1 INSURANCE	5.9(10)	5.8(10)	6.3	6.9(3)	6.8(3)	6.9
C2A REAL ESTATE TAX	118.5(10)	117.4(10)	126.8	110.8(3)	110.7(3)	111.7
C2B PERSONAL PROP.TAX ETC.	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	124.4(10)	123.2(10)	133.1	117.7(3)	117.5(3)	118.6
# TOTAL OPERATING EXP.A+B+C	275.1(4)	278.7(4)	363.3	336.1(1)	336.5(1)	336.5
# NET INCOME - GAIN	545.6(9)	686.2(9)	686.2	507.9(3)	636.3(3)	642.0
- LOSS	55.2(1)	49.2(1)	102.5	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	7.8(5)	7.9(5)	8.9	13.8(1)	13.8(1)	13.8
AMORTIZED TENANT ALTERATIONS	2.2(5)	2.3(5)	2.3	0.5(1)	0.5(1)	0.5
## TOTAL OPERATING EXP.A+B+C	287.1(4)	290.7(4)	379.0	350.4(1)	350.8(1)	350.8
## NET INCOME - GAIN	530.5(7)	674.5(7)	674.5	435.3(1)	516.2(1)	516.2
- LOSS	75.1(1)	69.1(1)	143.9	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		652.4(11)	700.2		790.2(2)	790.2
- STORE AREA	1048.2(6)			250.7(2)		
- STORAGE AREA	464.6(9)			124.9(1)		
- SPECIAL AREA	0.0(0)			0.0(0)		
TOTAL RENTAL INCOME	686.6(11)			700.1(3)		
ELECTRICAL INCOME	46.6(7)			37.2(2)		
MISCELLANEOUS INCOME	193.2(8)			143.1(3)		
TOTAL OPERATING INCOME	837.2(11)			870.3(3)		
LABOR COST	33.9(10)			39.1(3)		
OPERATING RATIO %	45.2(11)			42.1(3)		
MANAGEMENT RATIO %	30.7(11)			28.1(3)		
AVG OFFICE VACANCY %	6.8(11)			0.9(3)		
AVG OFFICE OCCUPANCY %	93.2(11)			99.1(3)		
AVG OFFICE TENANT SQ. FT.	7792.4(11)			30985.3(3)		
AVG STORE TENANT SQ. FT.	2298.7(10)			7874.7(3)		
AVG. SQ. FT. PER EMPLOYEE	32231.7(10)			31951.1(3)		
AVG SQ. FT. PER PERSON	224.9(8)	213.3(8)	191.0	252.1(2)	245.2(2)	245.2

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1979	MONTREAL			TORONTO		
Total Rentable Sq. Ft. Number of Buildings	12 3,264,184	12 2,966,181	12 2,797,652	16 2,369,599	16 2,193,046	16 2,175,335
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	99.7(12)	106.3(12)	112.7	97.7(16)	103.2(16)	104.0
A2 ELECTRICAL SYSTEMS	18.6(6)	18.4(6)	19.2	15.3(15)	15.4(15)	15.6
A3C COMBINED HVAC	41.7(11)	43.1(11)	45.0	41.3(16)	42.9(16)	43.3
A5 ELEVATORS	18.9(12)	19.2(12)	20.4	17.4(16)	18.1(16)	18.2
A6A GENERAL BUILDING COSTS	81.3(12)	80.7(12)	85.6	77.8(16)	77.0(16)	77.7
A6B ADMINISTRATIVE COSTS	24.4(12)	25.3(12)	26.8	25.8(16)	26.3(16)	26.6
A7 ENERGY	94.5(12)	94.0(12)	99.7	90.9(16)	90.0(16)	90.7
TOTAL OPERATING 'A'	372.9(12)	380.4(12)	403.3	364.6(16)	371.2(16)	374.2
B1 ALTERATIONS-TENANT AREA	21.1(3)	21.5(3)	23.5	13.3(8)	2.5(8)	2.6
B3 DECORATING- TENANT AREA	13.2(5)	11.8(5)	12.6	7.4(7)	7.1(7)	7.2
TOTAL CONSTRUCTION 'B'	26.2(5)	24.7(5)	26.2	16.5(10)	7.0(10)	7.0
TOTAL OPERATING EXP.A AND B	415.8(5)	423.1(5)	449.4	368.6(10)	368.5(10)	371.6
C1 INSURANCE	6.1(8)	6.2(8)	6.4	5.8(12)	5.7(12)	5.8
C2A REAL ESTATE TAX	215.3(12)	217.0(12)	230.0	272.7(14)	272.7(14)	273.5
C2B PERSONAL PROP.TAX ETC.	17.0(1)	17.0(1)	22.7	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	220.9(12)	222.6(12)	236.0	277.2(14)	277.3(14)	278.2
# TOTAL OPERATING EXP.A+B+C	628.2(5)	638.4(5)	678.0	663.0(8)	663.6(8)	664.6
# NET INCOME - GAIN	266.1(8)	341.5(9)	357.7	247.8(11)	331.5(11)	333.0
- LOSS	96.1(4)	69.1(3)	81.8	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	29.2(4)	29.4(4)	29.9	6.9(3)	6.7(3)	6.9
AMORTIZED TENANT ALTERATIONS	26.6(2)	26.0(2)	26.7	37.2(6)	34.5(6)	34.7
## TOTAL OPERATING EXP.A+B+C	690.0(3)	685.8(3)	706.4	773.4(3)	785.9(3)	785.9
## NET INCOME - GAIN	360.9(4)	435.4(4)	442.4	239.8(7)	258.2(8)	259.3
- LOSS	0.0(0)	0.0(0)	0.0	15.4(1)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		764.6(12)	810.6		752.8(13)	755.5
- STORE AREA	973.0(4)			926.5(6)		
- STORAGE AREA	111.7(4)			113.7(6)		
- SPECIAL AREA	498.8(3)			74.4(6)		
TOTAL RENTAL INCOME	740.0(12)			867.0(12)		
ELECTRICAL INCOME	48.6(5)			31.5(8)		
MISCELLANEOUS INCOME	54.5(12)			85.5(8)		
TOTAL OPERATING INCOME	831.2(12)			916.6(12)		
LABOR COST	128.1(12)			153.2(12)		
OPERATING RATIO %	75.5(12)			76.3(12)		
MANAGEMENT RATIO %	46.7(12)			42.8(12)		
AVG OFFICE VACANCY %	5.7(12)			0.8(16)		
AVG OFFICE OCCUPANCY %	94.3(12)			99.2(16)		
AVG OFFICE TENANT SQ. FT.	11101.8(12)			20115.7(14)		
AVG STORE TENANT SQ. FT.	3426.3(6)			681.3(7)		
AVG. SQ. FT. PER EMPLOYEE	11784.1(12)			8570.1(10)		
AVG SQ. FT. PER PERSON	216.5(5)	198.4(5)	191.4	333.2(8)	307.4(8)	305.9

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1979	VANCOUVER ©		
Total Rentable Sq. Ft.	9	9	9
Number of Buildings	2,060,181	1,656,441	1,589,878
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	111.0(9)	137.7(9)	143.5
A2 ELECTRICAL SYSTEMS	14.8(9)	17.9(9)	18.7
A3C COMBINED HVAC	31.8(9)	38.6(9)	40.2
A5 ELEVATORS	17.4(9)	21.5(9)	22.4
A6A GENERAL BUILDING COSTS	42.6(9)	41.1(9)	42.8
A6B ADMINISTRATIVE COSTS	33.3(8)	39.9(8)	41.5
A7 ENERGY	82.7(9)	81.7(9)	85.1
TOTAL OPERATING 'A'	331.3(9)	375.2(9)	390.9
B1 ALTERATIONS-TENANT AREA	37.0(7)	37.5(7)	38.8
B3 DECORATING- TENANT AREA	8.3(3)	10.8(3)	11.1
TOTAL CONSTRUCTION 'B'	33.1(8)	38.4(8)	39.7
TOTAL OPERATING EXP.A AND B	366.7(8)	420.5(8)	433.9
C1 INSURANCE	14.9(9)	9.2(9)	9.6
C2A REAL ESTATE TAX	151.6(9)	153.2(9)	159.6
C2B PERSONAL PROP.TAX ETC.	13.6(3)	13.6(3)	13.6
# TOTAL FIXED CHARGES 'C'	172.7(9)	169.4(9)	176.5
# TOTAL OPERATING EXP.A+B+C	541.6(8)	592.4(8)	611.2
# NET INCOME - GAIN	428.8(8)	491.7(8)	513.4
- LOSS	534.2(1)	1202.8(1)	1202.8
LEASE EXPENSE	9.8(8)	9.7(8)	10.1
AMORTIZED TENANT ALTERATIONS	69.1(3)	69.7(3)	78.4
## TOTAL OPERATING EXP.A+B+C	555.5(7)	568.4(7)	587.6
## NET INCOME - GAIN	438.2(7)	505.2(7)	518.4
- LOSS	130.6(1)	108.8(1)	145.0
RENTAL INCOME - OFFICE AREA		758.0(8)	791.4
- STORE AREA	1416.4(7)		
- STORAGE AREA	287.7(4)		
- SPECIAL AREA	260.7(4)		
TOTAL RENTAL INCOME	684.0(9)		
ELECTRICAL INCOME	57.1(6)		
MISCELLANEOUS INCOME	89.6(7)		
TOTAL OPERATING INCOME	793.1(9)		
LABOR COST	59.9(9)		
OPERATING RATIO %	70.7(9)		
MANAGEMENT RATIO %	45.7(9)		
AVG OFFICE VACANCY %	4.0(9)		
AVG OFFICE OCCUPANCY %	96.0(9)		
AVG OFFICE TENANT SQ. FT.	4039.4(8)		
AVG STORE TENANT SQ. FT.	2300.8(7)		
AVG. SQ. FT. PER EMPLOYEE	29857.7(9)		
AVG SQ. FT. PER PERSON	226.0(7)	182.4(7)	176.8

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1979	TORONTO ©		
Total Rentable Sq. Ft.	5	5	5
Number of Buildings	1,613,286	1,381,033	1,381,033
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	93.1(5)	95.4(5)	95.4
A2 ELECTRICAL SYSTEMS	9.9(5)	9.5(5)	9.5
A3C COMBINED HVAC	17.9(5)	17.6(5)	17.6
A5 ELEVATORS	10.5(5)	10.9(5)	10.9
A6A GENERAL BUILDING COSTS	32.9(5)	27.1(5)	27.1
A6B ADMINISTRATIVE COSTS	19.8(5)	21.9(5)	21.9
A7 ENERGY	88.6(5)	79.9(5)	79.9
TOTAL OPERATING 'A'	272.8(5)	262.2(5)	262.2
B1 ALTERATIONS-TENANT AREA	34.5(5)	38.1(5)	38.1
B3 DECORATING- TENANT AREA	7.2(4)	6.7(4)	6.7
TOTAL CONSTRUCTION 'B'	40.6(5)	44.0(5)	44.0
TOTAL OPERATING EXP.A AND B	313.4(5)	306.2(5)	306.2
C1 INSURANCE	4.2(2)	4.2(2)	4.2
C2A REAL ESTATE TAX	281.4(5)	293.3(5)	293.3
C2B PERSONAL PROP.TAX ETC.	94.8(1)	94.8(1)	94.8
# TOTAL FIXED CHARGES 'C'	301.8(5)	311.3(5)	311.3
# TOTAL OPERATING EXP.A+B+C	615.1(5)	617.4(5)	617.4
# NET INCOME - GAIN	429.7(1)	737.9(1)	737.9
- LOSS	0.0(0)	0.0(0)	0.0
LEASE EXPENSE	20.5(1)	20.5(1)	20.5
AMORTIZED TENANT ALTERATIONS	101.3(1)	101.3(1)	101.3
## TOTAL OPERATING EXP.A+B+C	683.8(2)	768.6(2)	768.6
## NET INCOME - GAIN	409.2(1)	717.5(1)	717.5
- LOSS	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		1125.4(1)	1125.4
- STORE AREA	0.0(0)		
- STORAGE AREA	50.2(1)		
- SPECIAL AREA	10.0(1)		
TOTAL RENTAL INCOME	798.8(1)		
ELECTRICAL INCOME	14.6(1)		
MISCELLANEOUS INCOME	0.0(0)		
TOTAL OPERATING INCOME	813.4(1)		
LABOR COST	70.5(2)		
OPERATING RATIO %	49.7(1)		
MANAGEMENT RATIO %	25.7(1)		
AVG OFFICE VACANCY %	0.0(5)		
AVG OFFICE OCCUPANCY %	100.0(5)		
AVG OFFICE TENANT SQ. FT.	0.0(0)		
AVG STORE TENANT SQ. FT.	0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	9726.1(3)		
AVG SQ. FT. PER PERSON	329.4(5)	282.0(5)	282.0

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ANALYSIS BY REGION—COMBINED

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1979	BRITISH COLUMBIA			ONTARIO-QUEBEC		
Total Rentable Sq. Ft. Number of Buildings	11 2,459,781	11 2,022,541	11 1,955,978	38 8,884,230	38 7,578,377	38 7,243,138
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	117.7(11)	142.5(11)	147.4	91.7(38)	98.6(38)	103.1
A2 ELECTRICAL SYSTEMS	14.3(11)	17.0(11)	17.5	15.1(29)	14.8(29)	15.3
A3C COMBINED HVAC	30.6(10)	36.4(10)	37.7	34.6(36)	36.6(36)	38.0
A5 ELEVATORS	17.2(11)	20.8(11)	21.5	15.6(38)	16.7(38)	17.5
A6A GENERAL BUILDING COSTS	49.3(11)	48.8(11)	50.4	64.2(38)	65.3(38)	68.4
A6B ADMINISTRATIVE COSTS	34.7(10)	40.6(10)	42.0	23.7(38)	24.7(38)	25.8
A7 ENERGY	83.1(11)	82.4(11)	85.2	86.0(38)	86.9(38)	90.9
TOTAL OPERATING 'A'	344.1(11)	384.8(11)	397.9	328.1(38)	340.4(38)	356.1
B1 ALTERATIONS-TENANT AREA	37.0(7)	37.5(7)	38.8	23.3(16)	20.4(16)	20.9
B3 DECORATING- TENANT AREA	6.8(4)	7.7(4)	7.9	8.0(18)	8.0(18)	8.4
TOTAL CONSTRUCTION 'B'	28.7(9)	32.6(9)	33.4	22.9(22)	21.8(22)	22.8
TOTAL OPERATING EXP.A AND B	372.0(9)	421.2(9)	432.3	339.7(22)	352.7(22)	369.4
C1 INSURANCE	17.4(11)	13.1(11)	13.5	5.5(25)	5.6(25)	5.8
C2A REAL ESTATE TAX	164.7(11)	167.6(11)	173.3	241.4(36)	243.9(36)	255.0
C2B PERSONAL PROP.TAX ETC.	16.8(4)	16.8(4)	16.8	77.5(2)	75.3(2)	80.3
# TOTAL FIXED CHARGES 'C'	190.8(11)	190.2(11)	196.7	249.2(36)	251.3(36)	262.7
# TOTAL OPERATING EXP.A+B+C	566.3(9)	615.5(9)	631.7	603.5(20)	621.5(20)	650.3
# NET INCOME - GAIN	422.8(9)	486.9(9)	507.6	373.5(25)	542.6(26)	572.4
- LOSS	607.6(2)	813.6(2)	813.6	96.1(4)	69.1(3)	81.8
LEASE EXPENSE	9.8(8)	9.7(8)	10.1	20.8(9)	21.2(9)	21.5
AMORTIZED TENANT ALTERATIONS	69.1(3)	69.7(3)	78.4	44.1(9)	40.9(9)	41.4
## TOTAL OPERATING EXP.A+B+C	555.5(7)	568.4(7)	587.6	720.5(8)	743.9(8)	752.3
## NET INCOME - GAIN	438.2(7)	505.2(7)	518.4	362.3(13)	432.0(14)	435.8
- LOSS	130.6(1)	108.8(1)	145.0	15.4(1)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		763.3(9)	795.7		794.9(30)	844.4
- STORE AREA	1427.7(8)			1359.4(12)		
- STORAGE AREA	261.2(4)			105.9(13)		
- SPECIAL AREA	238.0(4)			75.2(10)		
TOTAL RENTAL INCOME	597.7(11)			863.3(30)		
ELECTRICAL INCOME	57.1(6)			41.4(15)		
MISCELLANEOUS INCOME	89.6(8)			53.6(23)		
TOTAL OPERATING INCOME	691.4(11)			923.0(30)		
LABOR COST	74.8(10)			127.6(31)		
OPERATING RATIO %	84.3(11)			64.5(30)		
MANAGEMENT RATIO %	53.6(11)			37.6(30)		
AVG OFFICE VACANCY %	3.3(11)			4.4(38)		
AVG OFFICE OCCUPANCY %	96.7(11)			95.6(38)		
AVG OFFICE TENANT SQ. FT.	3748.0(9)			14323.0(35)		
AVG STORE TENANT SQ. FT.	2286.8(8)			2972.0(16)		
AVG. SQ. FT. PER EMPLOYEE	23468.4(10)			9779.5(30)		
AVG SQ. FT. PER PERSON	208.4(9)	172.9(9)	168.7	283.7(20)	242.3(20)	232.4

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

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1979	PRAIRIE PROVINCES ©		
Total Rentable Sq. Ft. Number of Buildings	15 3,580,651	15 3,161,698	15 2,975,448
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	69.0(15)	69.6(15)	73.9
A2 ELECTRICAL SYSTEMS	4.1(15)	4.2(15)	4.4
A3C COMBINED HVAC	28.7(15)	29.6(15)	31.4
A5 ELEVATORS	12.4(15)	12.6(15)	13.4
A6A GENERAL BUILDING COSTS	35.6(15)	35.1(15)	37.3
A6B ADMINISTRATIVE COSTS	26.4(15)	26.4(15)	28.0
A7 ENERGY	71.9(15)	71.4(15)	75.9
TOTAL OPERATING 'A'	248.1(15)	248.8(15)	264.4
B1 ALTERATIONS-TENANT AREA	22.6(6)	22.7(6)	27.0
B3 DECORATING- TENANT AREA	0.0(0)	0.0(0)	0.0
TOTAL CONSTRUCTION 'B'	21.8(7)	22.0(7)	26.0
TOTAL OPERATING EXP.A AND B	214.2(7)	217.5(7)	257.5
C1 INSURANCE	6.2(14)	6.1(14)	6.5
C2A REAL ESTATE TAX	116.7(14)	115.7(14)	123.5
C2B PERSONAL PROP.TAX ETC.	0.0(0)	0.0(0)	0.0
# TOTAL FIXED CHARGES 'C'	122.8(14)	121.9(14)	130.1
# TOTAL OPERATING EXP.A+B+C	293.5(6)	296.1(6)	365.0
# NET INCOME - GAIN	536.1(13)	674.0(13)	676.9
- LOSS	55.2(1)	49.2(1)	102.5
LEASE EXPENSE	8.3(6)	8.4(6)	9.3
AMORTIZED TENANT ALTERATIONS	2.0(6)	2.1(6)	2.1
## TOTAL OPERATING EXP.A+B+C	297.3(5)	300.5(5)	373.3
## NET INCOME - GAIN	523.4(8)	662.1(8)	662.1
- LOSS	75.1(1)	69.1(1)	143.9
RENTAL INCOME - OFFICE AREA		666.7(14)	710.7
- STORE AREA	911.0(9)		
- STORAGE AREA	389.0(10)		
- SPECIAL AREA	0.0(0)		
TOTAL RENTAL INCOME	688.5(15)		
ELECTRICAL INCOME	44.9(10)		
MISCELLANEOUS INCOME	180.2(12)		
TOTAL OPERATING INCOME	843.6(15)		
LABOR COST	34.6(14)		
OPERATING RATIO %	44.7(15)		
MANAGEMENT RATIO %	30.3(15)		
AVG OFFICE VACANCY %	5.9(15)		
AVG OFFICE OCCUPANCY %	94.1(15)		
AVG OFFICE TENANT SQ. FT.	8429.0(15)		
AVG STORE TENANT SQ. FT.	2634.9(14)		
AVG. SQ. FT. PER EMPLOYEE	32256.3(14)		
AVG SQ. FT. PER PERSON	228.6(10)	217.6(10)	198.3

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1979	DOWNTOWN			SUBURBAN NO SAMPLE		
Total Rentable Sq. Ft. Number of Buildings	14 3,106,887	14 2,455,173	14 2,243,375			
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	73.4(14)	80.4(14)	88.0			
A2 ELECTRICAL SYSTEMS	13.9(9)	12.7(9)	13.7			
A3C COMBINED HVAC	25.7(13)	27.0(13)	29.1			
A5 ELEVATORS	13.8(14)	16.4(14)	17.9			
A6A GENERAL BUILDING COSTS	45.6(14)	49.8(14)	54.5			
A6B ADMINISTRATIVE COSTS	25.4(14)	25.2(14)	27.6			
A7 ENERGY	68.9(14)	75.6(14)	82.7			
TOTAL OPERATING 'A'	262.3(14)	282.0(14)	308.6			
B1 ALTERATIONS-TENANT AREA	24.6(6)	24.6(6)	24.9			
B3 DECORATING- TENANT AREA	0.7(4)	0.9(8)	1.1			
TOTAL CONSTRUCTION 'B'	14.1(8)	17.6(8)	19.2			
TOTAL OPERATING EXP.A AND B	264.8(8)	292.9(8)	319.5			
C1 INSURANCE	6.0(10)	6.2(10)	6.7			
C2A REAL ESTATE TAX	186.5(13)	175.2(13)	191.8			
C2B PERSONAL PROP.TAX ETC.	13.9(4)	13.9(4)	14.2			
# TOTAL FIXED CHARGES 'C'	196.4(13)	185.8(13)	203.4			
# TOTAL OPERATING EXP.A+B+C	470.9(7)	488.4(7)	533.0			
# NET INCOME - GAIN	542.1(11)	825.3(11)	897.1			
- LOSS	159.9(2)	130.1(2)	159.3			
LEASE EXPENSE	13.0(6)	12.9(6)	13.1			
AMORTIZED TENANT ALTERATIONS	0.5(1)	0.5(1)	0.5			
## TOTAL OPERATING EXP.A+B+C	511.5(5)	521.9(5)	524.0			
## NET INCOME - GAIN	464.1(5)	553.1(5)	555.4			
- LOSS	0.0(0)	0.0(0)	0.0			
RENTAL INCOME - OFFICE AREA		763.3(13)	835.7			
- STORE AREA	1450.0(8)					
- STORAGE AREA	292.9(6)					
- SPECIAL AREA	955.6(4)					
TOTAL RENTAL INCOME	891.6(13)					
ELECTRICAL INCOME	55.1(5)					
MISCELLANEOUS INCOME	89.2(11)					
TOTAL OPERATING INCOME	973.1(13)					
LABOR COST	65.5(14)					
OPERATING RATIO %	48.7(13)					
MANAGEMENT RATIO %	27.9(13)					
AVG OFFICE VACANCY %	8.6(14)					
AVG OFFICE OCCUPANCY %	91.4(14)					
AVG OFFICE TENANT SQ. FT.	8069.7(14)					
AVG STORE TENANT SQ. FT.	2964.2(10)					
AVG. SQ. FT. PER EMPLOYEE	18709.6(13)					
AVG SQ. FT. PER PERSON	260.3(8)	207.1(8)	190.9			

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	22 4,356,187	22 3,332,320	22 3,190,924	7 2,0[illegible]2,886	7 1,747,133	7 1,747,133
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	84.4(22)	99.6(22)	104.0	104.8(7)	109.8(7)	109.8
A2 ELECTRICAL SYSTEMS	14.9(20)	15.7(20)	16.6	10.2(7)	10.1(7)	10.1
A3C COMBINED HVAC	37.5(22)	44.4(22)	46.4	18.8(6)	18.9(6)	18.9
A5 ELEVATORS	13.6(22)	16.5(22)	17.3	11.7(7)	12.3(7)	12.3
A6A GENERAL BUILDING COSTS	56.6(22)	60.6(22)	63.3	43.0(7)	38.9(7)	38.9
A6B ADMINISTRATIVE COSTS	23.3(22)	25.4(22)	26.6	24.1(7)	26.4(7)	26.4
A7 ENERGY	76.2(22)	80.8(22)	84.3	88.0(7)	81.1(7)	81.1
TOTAL OPERATING 'A'	305.0(22)	341.2(22)	356.3	300.0(7)	297.0(7)	297.0
B1 ALTERATIONS-TENANT AREA	11.3(8)	0.8(8)	0.8	34.5(5)	38.1(5)	38.1
B3 DECORATING- TENANT AREA	4.3(10)	5.0(10)	5.5	6.5(5)	6.1(5)	6.1
TOTAL CONSTRUCTION 'B'	9.1(13)	4.3(13)	4.5	34.3(6)	36.7(6)	36.7
TOTAL OPERATING EXP.A AND B	308.1(13)	353.1(13)	375.6	328.7(6)	327.7(6)	327.7
C1 INSURANCE	10.3(18)	7.1(18)	7.4	15.1(4)	16.5(4)	16.5
C2A REAL ESTATE TAX	226.3(20)	230.2(20)	240.7	271.7(7)	280.6(7)	280.6
C2B PERSONAL PROP.TAX ETC.	0.0(0)	0.0(0)	0.0	59.6(2)	56.3(2)	56.3
# TOTAL FIXED CHARGES 'C'	235.3(20)	236.3(20)	247.2	298.3(7)	305.6(7)	305.6
# TOTAL OPERATING EXP.A+B+C	566.7(11)	629.6(11)	673.5	631.1(6)	637.9(6)	637.9
# NET INCOME - GAIN	505.0(16)	739.6(16)	848.1	395.0(2)	638.6(2)	638.6
- LOSS	534.2(1)	1202.8(1)	1202.8	687.8(1)	707.8(1)	707.8
LEASE EXPENSE	9.0(4)	8.8(4)	9.0	20.5(1)	20.5(1)	20.5
AMORTIZED TENANT ALTERATIONS	39.4(6)	37.2(6)	37.4	101.3(1)	101.3(1)	101.3
## TOTAL OPERATING EXP.A+B+C	749.1(3)	771.0(3)	771.0	683.8(2)	768.6(2)	768.6
## NET INCOME - GAIN	350.6(7)	353.3(8)	354.9	409.2(1)	717.5(1)	717.5
- LOSS	15.4(1)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
RENTAL INCOME - OFFICE AREA		789.1(19)	827.5		1066.9(2)	1066.9
- STORE AREA	1565.8(11)			1700.0(1)		
- STORAGE AREA	236.6(10)			38.7(1)		
- SPECIAL AREA	20.8(6)			8.9(1)		
TOTAL RENTAL INCOME	883.1(18)			395.5(3)		
ELECTRICAL INCOME	28.4(8)			14.6(1)		
MISCELLANEOUS INCOME	71.3(12)			89.5(1)		
TOTAL OPERATING INCOME	920.4(18)			410.2(3)		
LABOR COST	118.8(18)			112.9(3)		
OPERATING RATIO %	57.9(18)			143.1(3)		
MANAGEMENT RATIO %	33.0(18)			82.0(3)		
AVG OFFICE VACANCY %	4.2(22)			0.0(7)		
AVG OFFICE OCCUPANCY %	95.8(22)			100.0(7)		
AVG OFFICE TENANT SQ. FT.	18430.7(19)			22168.7(5)		
AVG STORE TENANT SQ. FT.	3118.1(12)			2000.0(1)		
AVG. SQ. FT. PER EMPLOYEE	11156.0(16)			9873.1(4)		
AVG SQ. FT. PER PERSON	322.5(13)	243.3(13)	228.3	271.0(7)	236.2(7)	236.2

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

OPERATING COST BREAKDOWNS—CANADA

REGIONS—COMBINED

ONTARIO-QUEBEC — ALL Canada = Combined

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	72.5(33)	4.9(41)	45.2(58)	2.4(24)	90.5(64)
ELECTRICAL SYS	9.4(35)	4.0(37)	3.9(31)	2.1(12)	12.1(55)
COMBINED HVAC	24.4(48)	6.4(48)	6.2(41)	4.2(26)	32.5(61)
ELEVATORS	6.7(7)	0.1(5)	14.2(61)	1.6(17)	15.1(64)
ADMINISTRATIVE	21.8(59)	2.2(28)	2.2(22)	6.2(33)	26.1(63)
ALTERATIONS	4.4(6)	5.0(13)	32.5(18)	6.6(6)	26.2(29)
DECORATING	9.7(6)	1.5(10)	6.4(14)	0.4(5)	7.8(22)
GENERAL BLDG:					
SECURITY	12.0(24)	2.1(14)	18.0(37)	1.3(14)	21.2(51)
LANDSCAPING	6.1(8)	4.0(15)	3.0(27)	1.1(12)	4.4(41)
PLUMBING					3.4(35)
WATER					2.7(41)
OTHER GEN BLDG	18.6(41)	10.5(38)	8.4(20)	7.0(25)	33.1(58)

ALL CANADA—COMBINED — British Columbia

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	109.4(4)	4.1(10)	71.0(11)	4.3(6)	117.7(11)
ELECTRICAL SYS	6.3(5)	7.5(9)	7.3(7)	2.2(2)	14.3(11)
COMBINED HVAC	22.3(7)	5.8(9)	6.0(9)	1.0(4)	30.6(10)
ELEVATORS	0.0(0)	0.1(1)	16.1(11)	18.2(1)	17.2(11)
ADMINISTRATIVE	31.9(10)	1.7(4)	2.9(4)	7.0(4)	34.7(10)
ALTERATIONS	0.3(1)	3.7(2)	46.9(5)	0.0(0)	37.0(7)
DECORATING	3.6(1)	1.1(2)	5.6(3)	0.0(0)	6.8(4)
GENERAL BLDG:					
SECURITY	4.8(5)	0.4(1)	20.9(9)	0.0(0)	22.5(10)
LANDSCAPING	0.0(0)	0.0(0)	5.4(9)	0.0(0)	5.4(9)
PLUMBING					0.6(7)
WATER					1.3(9)
OTHER GEN BLDG	10.9(8)	4.1(8)	4.1(6)	1.8(6)	18.9(10)

ONTARIO-QUEBEC

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	76.7(26)	5.9(24)	30.5(35)	1.4(12)	91.7(38)
ELECTRICAL SYS	12.7(20)	4.1(18)	3.4(17)	2.3(5)	15.1(29)
COMBINED HVAC	28.3(27)	7.3(24)	7.6(21)	5.7(10)	34.6(36)
ELEVATORS	8.1(5)	0.2(2)	14.0(36)	1.8(7)	15.6(38)
ADMINISTRATIVE	20.6(34)	1.3(13)	3.0(10)	5.6(20)	23.7(38)
ALTERATIONS	5.1(2)	6.0(8)	29.2(10)	21.0(1)	23.3(16)
DECORATING	10.6(5)	1.6(8)	6.7(11)	0.4(5)	8.0(18)
GENERAL BLDG:					
SECURITY	16.8(9)	6.6(4)	17.2(22)	2.2(4)	22.5(28)
LANDSCAPING	8.6(5)	4.4(13)	2.0(16)	1.1(9)	5.5(22)
PLUMBING					5.0(17)
WATER					2.1(21)
OTHER GEN BLDG	30.1(21)	12.8(23)	9.8(13)	9.6(11)	48.3(33)

PRAIRIE PROVINCES

	WAGES	SUPPLIES	CONTRACT SERVICES	MISC.	TOTAL
CLEANING	13.0(3)	2.9(7)	66.4(12)	2.4(6)	69.0(15)
ELECTRICAL SYS	2.3(10)	0.9(10)	1.2(7)	1.8(5)	4.1(15)
COMBINED HVAC	17.7(14)	5.2(15)	3.5(11)	3.9(12)	28.7(15)
ELEVATORS	0.4(2)	0.1(2)	13.5(14)	0.4(9)	12.4(15)
ADMINISTRATIVE	18.0(15)	3.0(11)	1.3(8)	7.2(9)	26.4(15)
ALTERATIONS	5.3(3)	0.6(3)	13.3(3)	1.1(5)	22.6(6)
DECORATING	0.0(0)	0.0(0)	0.0(0)	0.0(0)	0.0(0)
GENERAL BLDG:					
SECURITY	9.5(10)	0.3(9)	17.2(6)	0.6(10)	17.3(13)
LANDSCAPING	1.5(3)	1.4(2)	1.1(2)	1.0(3)	1.2(10)
PLUMBING					2.6(11)
WATER					5.0(11)
OTHER GEN BLDG	4.6(12)	10.0(7)	8.8(1)	5.6(8)	12.9(15)

ENERGY REPORT—CANADIAN DOWNTOWN AND SUBURBAN

Due to participant unfamiliarity with furnishing energy quantities, these figures are approximations only and may not reflect true use patterns. They are published to encourage increased reporting accuracy in coming years.

DOWNTOWN

CALGARY	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	59.5 (11)	10.5 (11)	0.0 (0)	0.0 (0)	0.8 (1)	0.0 (0)	70.0 (11)
BTUS PER SQFT.	20293.3 (8)	55.2 (6)	0.0 (0)	0.0 (0)	0.0 (0)	0.0 (0)	20338.1 (8)

EDMONTON	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	64.9 (3)	14.5 (3)	0.0 (0)	0.0 (0)	0.0 (0)	0.0 (0)	79.4 (3)
BTUS PER SQFT.	85.8 (2)	48.9 (2)	0.0 (0)	0.0 (0)	0.0 (0)	0.0 (0)	134.8 (2)

MONTREAL	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	61.3 (12)	30.4 (1)	34.1 (7)	46.9 (2)	0.0 (0)	0.0 (0)	94.5 (12)
BTUS PER SQFT.	90.6 (6)	97.1 (1)	41860.3 (2)	64.5 (2)	0.0 (0)	0.0 (0)	4107.7 (6)

TORONTO	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	67.1 (16)	8.8 (10)	17.4 (9)	33.8 (4)	0.0 (0)	0.0 (0)	90.9 (16)
BTUS PER SQFT.	22850.3 (14)	57.3 (7)	12606.7 (9)	70.0 (4)	0.0 (0)	0.0 (0)	31996.4 (14)

VANCOUVER	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	66.9 (8)	16.3 (7)	0.0 (0)	27.5 (3)	1.1 (1)	0.0 (0)	82.7 (9)
BTUS PER SQFT.	98.8 (7)	143.6 (6)	0.0 (0)	60.0 (2)	0.0 (0)	0.0 (0)	211.6 (8)

SUBURBAN

TORONTO	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	72.5 (5)	9.8 (5)	9.1 (2)	0.0 (0)	16.2 (1)	0.0 (0)	88.6 (5)
BTUS PER SQFT.	94.9 (5)	42.6 (4)	1152.6 (1)	0.0 (0)	0.0 (0)	0.0 (0)	301.0 (5)

TABLE OF CONTENTS—GOVERNMENT

About the Government Buildings Section 141

UNITED STATES GOVERNMENT BUILDINGS
Comparison of Identical Buildings 1978-1979. 142
All U.S. Government Buildings 1979 143
1979 Downtown & Suburban Operations Compared . . . 144

INDIVIDUAL CITY ANALYSIS
Baltimore 145
Boston 145
Denver 146
Detroit 146
Kansas City 147
Los Angeles 147
Minneapolis 148
New York City 148
Ogden, UT 149
Portland, OR 149
Sacramento 150
San Francisco 150
Santa Fe 151
St. Louis 151
St. Paul 152
Washington, D.C. 152

Analysis by Region—Combined 153

CANADIAN GOVERNMENT BUILDINGS
Comparison of Identical Buildings 1978-79. 157
All Canadian Government Buildings 1979. 158
1979 Downtown & Suburban Operations Compared . . . 159

INDIVIDUAL CITY ANALYSIS
Montreal 160
Quebec 160
Toronto 161
Vancouver 161
Victoria, BC 162

Analysis by Region—Combined 163
Energy Report—U. S. Government. 164
Energy Report—Canadian Government 166

ABOUT THE GOVERNMENT BUILDINGS SECTION

Two years ago the BOMA *Experience Exchange Report* first offered a totally separate Government Buildings Section. Although a small number of government buildings had for many years participated in the *Report*, no special studies had ever been created to analyze this special category of building.

After many years of discussion on the feasibility of the expansion of the sample of government buildings and the consequent development of a separate section of the *Reports*, it was at last accomplished for the *1978 Report*. Under the leadership of Government Buildings Committee Chairman George A. Mann, director of the Property Services Branch of the Ontario Ministry of Government Services, and with the cooperation of Don Winegarden, director of the Operations of the Public Buildings Service, U.S. General Services Administration (GSA), this special section of the *Experience Exchange Report* became a reality. Further strong support from Government Buildings Committee members has continued to strengthen this program.

Important Notes Concerning the Government Buildings Section Data Base

Because of differences in dollar values and fiscal years between U.S. and Canadian government groups, separate data bases for the two countries are maintained in the Government Buildings Section as well as in the Private Buildings Section. Data is never aggregated across national lines.

U.S. reports from GSA, the primary contributor to the U.S. Section, are on a fiscal year of October 1, 1978 to September 30, 1979. Canadian reports, principally from provincial governments, are generally on a fiscal year of April 1, 1978 to March 31, 1979. However, in both the U.S. and Canada, reports from some localities may differ from these.

BOMA International provides the same confidentiality of reporting for all government buildings as is extended to private sector buildings. Individual participating buildings are never identified nor will information be released in a fashion which would allow such identification to be made, without express written permission of appropriate officials.

1979 Government Buildings Committee

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U.S. GOVT. COMPARISON OF IDENTICAL BUILDINGS—1978-1979

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	1978			1979		
Total Rentable Sq. Ft. Number of Buildings	252 63,879,179	252 50,700,510	252 50,466,054	252 63,433,924	252 51,082,877	252 49,876,268
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	98.3(251)	98.8(251)	99.3	96.5(252)	97.9(252)	100.2
A2 ELECTRICAL SYSTEMS	8.7(249)	8.7(249)	8.8	8.4(250)	8.5(250)	8.7
A3C COMBINED HVAC	19.2(252)	19.3(252)	19.4	21.4(252)	21.5(252)	22.0
A5 ELEVATORS	10.5(231)	10.7(231)	10.7	9.8(232)	10.0(232)	10.2
A6A GENERAL BUILDING COSTS	57.8(252)	59.0(252)	59.3	63.6(252)	64.6(252)	66.2
A6B ADMINISTRATIVE COSTS	13.3(243)	13.3(243)	13.3	17.1(241)	17.3(241)	17.7
A7 ENERGY	94.2(250)	93.8(250)	94.3	162.4(248)	146.2(248)	149.7
TOTAL OPERATING 'A'	301.1(250)	302.7(250)	304.1	378.0(252)	364.7(252)	373.5
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	113.1(227)			115.2(231)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	0.5(252)			2.4(252)		
AVG OFFICE OCCUPANCY %	99.5(252)			97.6(252)		
AVG OFFICE TENANT SQ. FT.	9922.1(251)			969.5(112)		
AVG STORE TENANT SQ. FT.	2723.4(30)			4596.3(13)		
AVG. SQ. FT. PER EMPLOYEE	1879.2(224)			18816.4(215)		
AVG SQ. FT. PER PERSON	269.3(241)	212.9(241)	211.9	278.5(243)	223.1(243)	217.7

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

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	1979 ©		
Total Rentable Sq. Ft. Number of Buildings	259 66,246,839	259 53,593,132	259 52,381,709
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	96.4(259)	97.6(259)	99.9
A2 ELECTRICAL SYSTEMS	8.5(257)	8.6(257)	8.8
A3C COMBINED HVAC	22.1(259)	22.2(259)	22.7
A5 ELEVATORS	9.8(239)	10.0(239)	10.2
A6A GENERAL BUILDING COSTS	63.3(259)	64.3(259)	65.8
A6B ADMINISTRATIVE COSTS	17.8(248)	18.1(248)	18.6
A7 ENERGY	158.0(255)	142.2(255)	145.5
TOTAL OPERATING 'A'	374.8(259)	361.8(259)	370.2
B1 ALTERATIONS-TENANT AREA B3 DECORATING- TENANT AREA TOTAL CONSTRUCTION 'B'			
TOTAL OPERATING EXP.A AND B			
C1 INSURANCE C2A REAL ESTATE TAX C2B PERSONAL PROP.TAX ETC. # TOTAL FIXED CHARGES 'C'			
# TOTAL OPERATING EXP.A+B+C			
# NET INCOME - GAIN - LOSS			
LEASE EXPENSE AMORTIZED TENANT ALTERATIONS ## TOTAL OPERATING EXP.A+B+C			
## NET INCOME - GAIN - LOSS			
RENTAL INCOME - OFFICE AREA - STORE AREA - STORAGE AREA - SPECIAL AREA TOTAL RENTAL INCOME ELECTRICAL INCOME MISCELLANEOUS INCOME TOTAL OPERATING INCOME			
LABOR COST OPERATING RATIO % MANAGEMENT RATIO % AVG OFFICE VACANCY % AVG OFFICE OCCUPANCY % AVG OFFICE TENANT SQ. FT. AVG STORE TENANT SQ. FT. AVG. SQ. FT. PER EMPLOYEE AVG SQ. FT. PER PERSON	115.5(232) 2.3(259) 97.7(259) 1032.2(119) 3797.9(14) 18780.4(216) 273.0(250)	 220.0(250)	 214.8

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
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U.S. GOVT. 1979 COMPARISON—DOWNTOWN-SUBURBAN

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1979	DOWNTOWN			SUBURBAN		
Total Rentable Sq. Ft. Number of Buildings	252 64,763,302	252 52,328,978	252 51,131,246	6 1,112,530	6 934,737	6 921,041
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	96.3(252)	97.7(252)	100.0	102.0(6)	90.3(6)	91.7
A2 ELECTRICAL SYSTEMS	8.5(250)	8.6(250)	8.8	8.7(6)	8.1(6)	8.2
A3C COMBINED HVAC	22.1(252)	22.2(252)	22.7	23.6(6)	22.8(6)	23.2
A5 ELEVATORS	9.9(234)	10.1(234)	10.3	4.5(4)	4.4(4)	4.5
A6A GENERAL BUILDING COSTS	63.1(252)	64.1(252)	65.7	83.5(6)	80.5(6)	81.7
A6B ADMINISTRATIVE COSTS	17.7(241)	18.0(241)	18.5	17.5(6)	17.3(6)	17.5
A7 ENERGY	159.4(248)	143.6(248)	146.9	119.4(6)	103.3(6)	104.9
TOTAL OPERATING 'A'	375.7(252)	363.1(252)	371.6	359.2(6)	326.6(6)	331.5
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	115.4(226)			116.8(6)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	2.3(252)			1.5(6)		
AVG OFFICE OCCUPANCY %	97.7(252)			98.5(6)		
AVG OFFICE TENANT SQ. FT.	1016.7(114)			1379.2(4)		
AVG STORE TENANT SQ. FT.	3879.9(13)			3333.3(1)		
AVG. SQ. FT. PER EMPLOYEE	18930.5(211)			13275.7(5)		
AVG SQ. FT. PER PERSON	273.6(243)	220.0(243)	214.8	243.1(6)	208.8(6)	205.7

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1979	BALTIMORE			BOSTON ©		
Total Rentable Sq. Ft. Number of Buildings	3 643,877	3 600,763	3 589,140	6 1,287,019	6 1,067,290	6 1,063,376
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	91.0(3)	91.4(3)	93.2	125.7(6)	125.6(6)	126.0
A2 ELECTRICAL SYSTEMS	7.6(3)	7.8(3)	7.9	8.5(6)	8.3(6)	8.4
A3C COMBINED HVAC	27.2(3)	27.3(3)	27.8	19.2(6)	18.9(6)	19.0
A5 ELEVATORS	16.3(3)	16.3(3)	16.7	9.4(5)	9.4(5)	9.4
A6A GENERAL BUILDING COSTS	161.6(3)	161.7(3)	164.9	82.5(6)	81.1(6)	81.4
A6B ADMINISTRATIVE COSTS	25.5(3)	25.3(3)	25.8	24.9(6)	24.8(6)	24.9
A7 ENERGY	120.3(3)	120.3(3)	122.6	122.5(6)	123.8(6)	124.3
TOTAL OPERATING 'A'	449.5(3)	450.0(3)	458.9	390.2(6)	389.7(6)	391.1
B1 ALTERATIONS-TENANT AREA B3 DECORATING- TENANT AREA TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE C2A REAL ESTATE TAX C2B PERSONAL PROP.TAX ETC. # TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN - LOSS						
LEASE EXPENSE AMORTIZED TENANT ALTERATIONS ## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN - LOSS						
RENTAL INCOME - OFFICE AREA - STORE AREA - STORAGE AREA - SPECIAL AREA TOTAL RENTAL INCOME ELECTRICAL INCOME MISCELLANEOUS INCOME TOTAL OPERATING INCOME						
LABOR COST	212.8(3)			163.9(6)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	1.9(3)			0.4(6)		
AVG OFFICE OCCUPANCY %	98.1(3)			99.6(6)		
AVG OFFICE TENANT SQ. FT.	4888.7(2)			702.8(2)		
AVG STORE TENANT SQ. FT.	604.8(1)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	6503.8(3)			14177.4(5)		
AVG SQ. FT. PER PERSON	263.7(3)	257.9(3)	253.0	163.6(6)	135.7(6)	135.2

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1979	DENVER			DETROIT ©		
Total Rentable Sq. Ft. Number of Buildings	9 1,722,118	9 1,566,198	9 1,553,600	3 1,201,657	3 1,081,831	3 1,043,451
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	79.5(9)	79.7(9)	80.3	308.1(3)	323.4(3)	335.3
A2 ELECTRICAL SYSTEMS	14.0(9)	14.3(9)	14.4	14.6(3)	15.2(3)	15.8
A3C COMBINED HVAC	11.1(9)	10.3(9)	10.4	55.1(3)	58.5(3)	60.7
A5 ELEVATORS	7.1(9)	6.9(9)	6.9	44.0(3)	47.0(3)	48.7
A6A GENERAL BUILDING COSTS	30.9(9)	31.0(9)	31.2	172.9(3)	185.1(3)	191.9
A6B ADMINISTRATIVE COSTS	19.6(7)	20.0(7)	20.2	27.2(3)	28.7(3)	29.7
A7 ENERGY	76.3(9)	77.2(9)	77.8	123.7(3)	127.2(3)	131.9
TOTAL OPERATING 'A'	234.4(9)	234.6(9)	236.5	745.5(3)	785.1(3)	814.0
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	49.5(3)			486.9(3)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	0.8(9)			3.5(3)		
AVG OFFICE OCCUPANCY %	99.2(9)			96.5(3)		
AVG OFFICE TENANT SQ. FT.	1634.7(8)			1837.1(3)		
AVG STORE TENANT SQ. FT.	0.0(0)			1921.2(2)		
AVG. SQ. FT. PER EMPLOYEE	60439.8(3)			5070.3(3)		
AVG SQ. FT. PER PERSON	371.9(9)	338.3(9)	335.6	210.5(3)	190.8(3)	184.0

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1979	KANSAS CITY			LOS ANGELES		
Total Rentable Sq. Ft.	4	4	4	5	5	5
Number of Buildings	1,579,711	1,356,503	1,343,086	2,727,893	2,121,414	2,055,566
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	134.0(4)	133.2(4)	134.5	101.2(5)	101.2(5)	104.4
A2 ELECTRICAL SYSTEMS	7.9(4)	7.9(4)	8.0	7.7(5)	7.9(5)	8.2
A3C COMBINED HVAC	17.7(4)	17.6(4)	17.7	15.9(5)	16.5(5)	17.0
A5 ELEVATORS	10.3(4)	10.5(4)	10.6	9.0(5)	8.9(5)	9.2
A6A GENERAL BUILDING COSTS	47.0(4)	46.4(4)	46.9	43.0(5)	43.6(5)	44.9
A6B ADMINISTRATIVE COSTS	14.7(4)	14.6(4)	14.8	20.4(5)	21.1(5)	21.8
A7 ENERGY	83.9(4)	84.0(4)	84.8	66.5(5)	67.1(5)	69.3
TOTAL OPERATING 'A'	315.4(4)	314.2(4)	317.4	263.6(5)	266.2(5)	274.8
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	151.1(4)			94.4(4)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	1.0(4)			3.1(5)		
AVG OFFICE OCCUPANCY %	99.0(4)			96.9(5)		
AVG OFFICE TENANT SQ. FT.	582.5(3)			2056.5(4)		
AVG STORE TENANT SQ. FT.	0.0(0)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	16455.3(4)			28813.3(4)		
AVG SQ. FT. PER PERSON	215.2(4)	184.8(4)	183.0	276.8(5)	215.3(5)	208.6

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1979	MINNEAPOLIS			NEW YORK		
Total Rentable Sq. Ft. Number of Buildings	5 962,868	5 791,506	5 765,705	4 2,852,329	4 2,316,148	4 2,275,894
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	108.5(5)	112.6(5)	116.4	126.6(4)	126.5(4)	128.8
A2 ELECTRICAL SYSTEMS	8.1(5)	8.5(5)	8.8	11.2(4)	11.0(4)	11.1
A3C COMBINED HVAC	25.0(5)	26.5(5)	27.4	29.0(4)	28.8(4)	29.3
A5 ELEVATORS	4.9(4)	4.9(4)	5.1	13.9(4)	14.2(4)	14.4
A6A GENERAL BUILDING COSTS	68.2(5)	69.2(5)	71.6	51.0(4)	50.2(4)	51.1
A6B ADMINISTRATIVE COSTS	17.8(4)	17.8(4)	18.5	17.5(4)	17.6(4)	17.9
A7 ENERGY	75.5(5)	72.5(5)	75.0	159.5(4)	161.5(4)	164.4
TOTAL OPERATING 'A'	304.3(5)	309.3(5)	319.7	408.7(4)	409.8(4)	417.0
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
TOTAL FIXED CHARGES 'C'						
TOTAL OPERATING EXP.A+B+C						
NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
TOTAL OPERATING EXP.A+B+C						
NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	167.0(4)			144.1(4)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	3.3(5)			1.7(4)		
AVG OFFICE OCCUPANCY %	96.7(5)			98.3(4)		
AVG OFFICE TENANT SQ. FT.	901.7(3)			3500.7(1)		
AVG STORE TENANT SQ. FT.	0.0(0)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	11789.8(4)			15172.0(4)		
AVG SQ. FT. PER PERSON	276.6(5)	227.4(5)	220.0	240.5(4)	195.3(4)	191.9

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

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1979	OGDEN, UT			PORTLAND, OR		
Total Rentable Sq. Ft.	3	3	3	3	3	3
Number of Buildings	622,255	489,172	488,817	723,721	468,880	466,484
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	72.6(3)	73.2(3)	73.2	120.6(3)	120.5(3)	121.1
A2 ELECTRICAL SYSTEMS	12.2(3)	12.3(3)	12.3	11.9(3)	12.0(3)	12.0
A3C COMBINED HVAC	30.7(3)	31.0(3)	31.0	39.1(3)	39.3(3)	39.5
A5 ELEVATORS	7.8(2)	7.8(2)	7.8	7.8(3)	7.9(3)	7.9
A6A GENERAL BUILDING COSTS	103.9(3)	103.7(3)	103.7	44.1(3)	44.1(3)	44.3
A6B ADMINISTRATIVE COSTS	5.0(3)	5.0(3)	5.0	54.3(3)	54.4(3)	54.7
A7 ENERGY	52.2(3)	52.1(3)	52.1	62.5(3)	62.1(3)	62.4
TOTAL OPERATING 'A'	279.1(3)	279.9(3)	280.1	340.3(3)	340.3(3)	342.0
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	97.2(3)			87.9(3)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	0.1(3)			0.5(3)		
AVG OFFICE OCCUPANCY %	99.9(3)			99.5(3)		
AVG OFFICE TENANT SQ. FT.	638.6(1)			0.0(0)		
AVG STORE TENANT SQ. FT.	0.0(0)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	27054.6(3)			27835.4(3)		
AVG SQ. FT. PER PERSON	188.6(3)	148.2(3)	148.1	291.0(3)	188.5(3)	187.6

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1979	SACRAMENTO			SAN FRANCISCO ©		
Total Rentable Sq. Ft. Number of Buildings	7 2,500,748	7 2,184,039	7 2,184,039	7 2,440,296	7 2,079,176	7 2,013,629
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	104.5(7)	105.3(7)	105.3	123.4(7)	123.3(7)	127.4
A2 ELECTRICAL SYSTEMS	9.2(7)	9.2(7)	9.2	7.4(7)	7.4(7)	7.6
A3C COMBINED HVAC	35.2(7)	35.6(7)	35.6	11.4(7)	11.4(7)	11.8
A5 ELEVATORS	8.3(7)	8.3(7)	8.3	8.4(7)	8.4(7)	8.7
A6A GENERAL BUILDING COSTS	35.4(7)	35.6(7)	35.6	39.7(7)	39.9(7)	41.2
A6B ADMINISTRATIVE COSTS	21.5(7)	21.7(7)	21.7	23.4(7)	23.4(7)	24.1
A7 ENERGY	26.0(7)	26.4(7)	26.4	51.7(6)	51.6(6)	53.0
TOTAL OPERATING 'A'	240.2(7)	242.0(7)	242.0	262.9(7)	262.7(7)	271.2
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	96.7(3)			122.4(4)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	0.0(7)			3.2(7)		
AVG OFFICE OCCUPANCY %	100.0(7)			96.8(7)		
AVG OFFICE TENANT SQ. FT.	2825.4(7)			1028.7(4)		
AVG STORE TENANT SQ. FT.	0.0(0)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	26191.2(3)			23653.7(3)		
AVG SQ. FT. PER PERSON	202.9(7)	177.2(7)	177.2	258.2(7)	220.0(7)	213.1

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1979	SANTA FE			ST. LOUIS		
Total Rentable Sq. Ft.	130,764	88,491	83,105	1,690,810	1,363,977	1,332,688
Number of Buildings	3	3	3	3	3	3
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	122.7(3)	118.2(3)	125.9	82.6(3)	81.9(3)	83.8
A2 ELECTRICAL SYSTEMS	9.3(3)	9.7(3)	10.3	6.8(3)	6.7(3)	6.8
A3C COMBINED HVAC	28.0(3)	28.6(3)	30.4	11.4(3)	11.2(3)	11.4
A5 ELEVATORS	3.9(2)	3.9(2)	4.2	7.5(3)	7.4(3)	7.6
A6A GENERAL BUILDING COSTS	46.2(3)	46.4(3)	49.5	36.6(3)	36.0(3)	36.9
A6B ADMINISTRATIVE COSTS	25.3(3)	24.8(3)	26.4	14.5(3)	14.4(3)	14.7
A7 ENERGY	114.2(1)	114.2(1)	114.2	53.5(3)	53.5(3)	54.7
TOTAL OPERATING 'A'	305.8(3)	293.5(3)	312.5	213.0(3)	211.0(3)	216.0
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	138.3(3)			71.1(3)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	6.1(3)			2.3(3)		
AVG OFFICE OCCUPANCY %	93.9(3)			97.7(3)		
AVG OFFICE TENANT SQ. FT.	0.0(0)			826.2(3)		
AVG STORE TENANT SQ. FT.	0.0(0)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	10149.1(1)			35974.7(3)		
AVG SQ. FT. PER PERSON	349.6(3)	236.6(3)	222.2	232.6(3)	187.7(3)	183.4

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1979	ST. PAUL			WASHINGTON, DC ©		
Total Rentable Sq. Ft. Number of Buildings	8 1,637,006	8 1,499,418	8 1,491,009	31 20,417,100	31 15,877,721	31 15,631,950
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	94.6(8)	95.9(8)	96.4	75.4(31)	75.7(31)	76.9
A2 ELECTRICAL SYSTEMS	7.6(8)	7.7(8)	7.8	6.9(31)	7.0(31)	7.1
A3C COMBINED HVAC	5.6(8)	5.5(8)	5.5	24.2(31)	24.5(31)	24.8
A5 ELEVATORS	4.2(8)	4.2(8)	4.2	10.5(31)	10.5(31)	10.7
A6A GENERAL BUILDING COSTS	112.9(8)	114.4(8)	115.1	55.4(31)	55.0(31)	55.8
A6B ADMINISTRATIVE COSTS	11.9(1)	11.8(1)	12.2	9.2(31)	9.3(31)	9.4
A7 ENERGY	82.4(8)	81.1(8)	81.5	121.6(31)	121.9(31)	123.8
TOTAL OPERATING 'A'	308.8(8)	310.9(8)	312.7	303.3(31)	303.8(31)	308.5
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	36.8(1)			99.5(31)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	0.6(8)			1.5(31)		
AVG OFFICE OCCUPANCY %	99.4(8)			98.5(31)		
AVG OFFICE TENANT SQ. FT.	13698.5(7)			1225.4(21)		
AVG STORE TENANT SQ. FT.	0.0(0)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	85070.0(1)			25268.6(31)		
AVG SQ. FT. PER PERSON	228.6(8)	209.4(8)	208.2	322.9(31)	251.1(31)	247.2

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U.S. GOVT. ANALYSIS BY REGION—COMBINED

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1979	MIDDLE ATLANTIC			MIDWEST NORTHERN ©		
Total Rentable Sq. Ft. Number of Buildings	65 28,954,285	65 22,873,706	65 22,400,295	45 8,474,607	45 7,011,903	45 6,847,885
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	86.8(65)	87.2(65)	89.1	102.8(45)	104.8(45)	107.3
A2 ELECTRICAL SYSTEMS	7.6(65)	7.6(65)	7.8	7.9(45)	7.9(45)	8.1
A3C COMBINED HVAC	24.5(65)	24.5(65)	25.0	15.6(45)	15.7(45)	16.1
A5 ELEVATORS	10.8(63)	10.9(63)	11.1	6.7(41)	6.8(41)	7.0
A6A GENERAL BUILDING COSTS	59.5(65)	59.5(65)	60.8	58.4(45)	60.2(45)	61.7
A6B ADMINISTRATIVE COSTS	13.4(65)	13.7(65)	14.0	18.6(37)	19.2(37)	19.8
A7 ENERGY	120.5(65)	121.2(65)	123.7	64.9(45)	65.7(45)	67.3
TOTAL OPERATING 'A'	323.0(65)	324.4(65)	331.3	271.6(45)	276.6(45)	283.2
B1 ALTERATIONS-TENANT AREA B3 DECORATING- TENANT AREA TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE C2A REAL ESTATE TAX C2B PERSONAL PROP.TAX ETC. # TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN - LOSS						
LEASE EXPENSE AMORTIZED TENANT ALTERATIONS ## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN - LOSS						
RENTAL INCOME - OFFICE AREA - STORE AREA - STORAGE AREA - SPECIAL AREA TOTAL RENTAL INCOME ELECTRICAL INCOME MISCELLANEOUS INCOME TOTAL OPERATING INCOME						
LABOR COST	113.1(64)			110.0(36)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	2.1(65)			2.3(45)		
AVG OFFICE OCCUPANCY %	97.9(65)			97.7(45)		
AVG OFFICE TENANT SQ. FT.	1131.9(36)			725.9(21)		
AVG STORE TENANT SQ. FT.	2233.5(2)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	20743.4(63)			19870.0(35)		
AVG SQ. FT. PER PERSON	288.5(65)	228.2(65)	223.5	251.4(45)	208.0(45)	203.1

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U.S. GOVERNMENT ANALYSIS BY REGION—COMBINED

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1979	NORTH CENTRAL			PACIFIC NORTHWEST		
Total Rentable Sq. Ft. Number of Buildings	24 5,730,243	24 4,538,885	24 4,391,841	24 3,468,112	24 2,616,185	24 2,588,196
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	144.0(24)	155.2(24)	160.4	124.1(24)	123.1(24)	124.4
A2 ELECTRICAL SYSTEMS	12.0(24)	12.5(24)	13.0	9.8(24)	9.9(24)	10.0
A3C COMBINED HVAC	28.7(24)	31.6(24)	32.6	27.2(24)	27.2(24)	27.5
A5 ELEVATORS	17.1(20)	19.2(20)	19.9	10.4(24)	10.8(24)	10.9
A6A GENERAL BUILDING COSTS	128.8(24)	139.5(24)	144.1	43.9(24)	44.0(24)	44.5
A6B ADMINISTRATIVE COSTS	23.1(23)	23.9(23)	24.7	30.0(24)	28.8(24)	29.1
A7 ENEEGY	90.5(24)	91.6(24)	94.6	46.9(24)	46.5(24)	47.0
TOTAL OPERATING 'A'	442.9(24)	472.3(24)	488.1	292.4(24)	290.1(24)	293.3
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	181.0(22)			135.3(24)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	3.2(24)			1.1(24)		
AVG OFFICE OCCUPANCY %	96.8(24)			98.9(24)		
AVG OFFICE TENANT SQ. FT.	869.7(14)			630.6(2)		
AVG STORE TENANT SQ. FT.	2450.8(3)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	11484.9(19)			15482.6(24)		
AVG SQ. FT. PER PERSON	269.5(24)	214.9(23)	207.9	285.9(24)	215.7(24)	213.4

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

U.S. GOVERNMENT ANALYSIS BY REGION—COMBINED

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1979	PACIFIC SOUTHWEST			SOUTHERN		
Total Rentable Sq. Ft. Number of Buildings	37 10,511,285	37 8,514,835	37 8,249,562	29 4,656,825	29 4,142,249	29 4,064,496
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	100.5(37)	102.0(37)	105.3	73.2(29)	73.5(29)	74.9
A2 ELECTRICAL SYSTEMS	8.5(37)	8.6(37)	8.9	8.6(29)	8.6(29)	8.8
A3C COMBINED HVAC	21.4(37)	21.8(37)	22.5	13.9(29)	13.6(29)	13.8
A5 ELEVATORS	7.8(32)	7.9(32)	8.2	6.9(29)	6.9(29)	7.0
A6A GENERAL BUILDING COSTS	44.4(37)	44.1(37)	45.5	96.5(29)	94.7(29)	96.5
A6B ADMINISTRATIVE COSTS	20.2(37)	20.6(37)	21.3	19.7(29)	19.3(29)	19.7
A7 ENERGY	52.3(36)	51.2(36)	52.7	66.8(29)	67.3(29)	68.6
TOTAL OPERATING 'A'	254.1(37)	255.4(37)	263.6	285.6(29)	283.8(29)	289.2
B1 ALTERATIONS-TENANT AREA B3 DECORATING- TENANT AREA TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE C2A REAL ESTATE TAX C2B PERSONAL PROP.TAX ETC. # TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN - LOSS						
LEASE EXPENSE AMORTIZED TENANT ALTERATIONS ## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN - LOSS						
RENTAL INCOME - OFFICE AREA - STORE AREA - STORAGE AREA - SPECIAL AREA TOTAL RENTAL INCOME ELECTRICAL INCOME MISCELLANEOUS INCOME TOTAL OPERATING INCOME						
LABOR COST	96.6(29)			113.8(28)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	3.1(37)			1.9(29)		
AVG OFFICE OCCUPANCY %	96.9(37)			98.1(29)		
AVG OFFICE TENANT SQ. FT.	1282.8(21)			1536.4(13)		
AVG STORE TENANT SQ. FT.	0.0(0)			31785.0(9)		
AVG. SQ. FT. PER EMPLOYEE	27704.8(25)			10926.5(26)		
AVG SQ. FT. PER PERSON	251.2(37)	203.5(37)	197.2	243.0(20)	205.4(20)	198.4

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

U.S. GOVT. ANALYSIS BY REGION—COMBINED

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1979	SOUTHWEST		
Total Rentable Sq. Ft. Number of Buildings	35 4,451,482	35 3,895,369	35 3,839,481
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	78.4(35)	77.8(35)	78.9
A2 ELECTRICAL SYSTEMS	10.1(33)	10.2(33)	10.3
A3C COMBINED HVAC	16.3(35)	15.7(35)	15.9
A5 ELEVATORS	7.0(30)	6.9(30)	7.0
A6A GENERAL BUILDING COSTS	37.8(35)	37.4(35)	37.9
A6B ADMINISTRATIVE COSTS	22.5(33)	22.5(33)	22.8
A7 ENERGY	1109.9(32)	812.8(32)	823.5
TOTAL OPERATING 'A'	1263.3(35)	969.6(35)	983.7
B1 ALTERATIONS-TENANT AREA B3 DECORATING- TENANT AREA TOTAL CONSTRUCTION 'B'			
TOTAL OPERATING EXP.A AND B			
C1 INSURANCE C2A REAL ESTATE TAX C2B PERSONAL PROP.TAX ETC. # TOTAL FIXED CHARGES 'C'			
# TOTAL OPERATING EXP.A+B+C			
# NET INCOME - GAIN - LOSS			
LEASE EXPENSE AMORTIZED TENANT ALTERATIONS ## TOTAL OPERATING EXP.A+B+C			
## NET INCOME - GAIN - LOSS			
RENTAL INCOME - OFFICE AREA - STORE AREA - STORAGE AREA - SPECIAL AREA TOTAL RENTAL INCOME ELECTRICAL INCOME MISCELLANEOUS INCOME TOTAL OPERATING INCOME			
LABOR COST OPERATING RATIO % MANAGEMENT RATIO % AVG OFFICE VACANCY % AVG OFFICE OCCUPANCY % AVG OFFICE TENANT SQ. FT. AVG STORE TENANT SQ. FT. AVG. SQ. FT. PER EMPLOYEE AVG SQ. FT. PER PERSON	68.0(29) 1.4(35) 98.6(35) 1078.4(12) 0.0(0) 33432.0(24) 295.9(35)	 258.9(35)	 255.2

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

CANADIAN GOVT. COMPARISON OF IDENTICAL BUILDINGS—1978-1979

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		1978			1979		
	Total Rentable Sq. Ft. Number of Buildings	72 5,538,133	72 4,975,796	72 4,795,088	72 5,525,836	72 4,971,935	72 4,791,969
	ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1	CLEANING	81.6(72)	80.6(72)	83.6	84.7(72)	81.7(72)	84.8
A2	ELECTRICAL SYSTEMS	9.1(72)	9.2(72)	9.5	10.4(71)	10.4(71)	10.8
A3C	COMBINED HVAC	44.4(71)	44.7(71)	46.4	44.6(71)	44.6(71)	46.3
A5	ELEVATORS	7.5(43)	7.5(43)	7.6	9.3(43)	9.3(43)	9.5
A6A	GENERAL BUILDING COSTS	67.2(72)	66.7(72)	69.2	71.3(72)	71.1(72)	73.7
A6B	ADMINISTRATIVE COSTS	11.4(25)	11.2(25)	11.4	12.0(53)	11.9(53)	12.4
A7	ENERGY	81.5(72)	81.7(72)	84.8	86.7(72)	87.1(72)	90.4
TOTAL OPERATING 'A'		296.3(72)	295.4(72)	306.6	314.2(72)	311.5(72)	323.2
B1	ALTERATIONS-TENANT AREA						
B3	DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'							
TOTAL OPERATING EXP.A AND B							
C1	INSURANCE						
C2A	REAL ESTATE TAX						
C2B	PERSONAL PROP.TAX ETC.						
#	TOTAL FIXED CHARGES 'C'						
#	TOTAL OPERATING EXP.A+B+C						
#	NET INCOME - GAIN - LOSS						
	LEASE EXPENSE						
	AMORTIZED TENANT ALTERATIONS						
##	TOTAL OPERATING EXP.A+B+C						
##	NET INCOME - GAIN - LOSS						
	RENTAL INCOME - OFFICE AREA						
	- STORE AREA						
	- STORAGE AREA						
	- SPECIAL AREA						
	TOTAL RENTAL INCOME						
	ELECTRICAL INCOME						
	MISCELLANEOUS INCOME						
	TOTAL OPERATING INCOME						
	LABOR COST	102.0(39)			114.8(41)		
	OPERATING RATIO %						
	MANAGEMENT RATIO %						
	AVG OFFICE VACANCY %	3.6(72)			3.6(72)		
	AVG OFFICE OCCUPANCY %	96.4(72)			96.4(72)		
	AVG OFFICE TENANT SQ. FT.	17027.2(71)			17053.3(72)		
	AVG STORE TENANT SQ. FT.	1627.8(11)			1906.9(12)		
	AVG. SQ. FT. PER EMPLOYEE	14263.4(43)			13193.0(44)		
	AVG SQ. FT. PER PERSON	260.9(71)	235.3(71)	226.7	261.1(71)	236.6(71)	228.0

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

ALL CANADIAN GOVERNMENT BUILDINGS

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	1979 ©		
Total Rentable Sq. Ft. Number of Buildings	81 7,418,263	81 6,576,493	81 6,396,527
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	87.6(81)	85.1(81)	87.5
A2 ELECTRICAL SYSTEMS	10.7(90)	10.8(80)	11.1
A3C COMBINED HVAC	43.5(80)	43.9(80)	45.2
A5 ELEVATORS	9.4(51)	9.4(51)	9.6
A6A GENERAL BUILDING COSTS	74.3(81)	74.1(81)	76.2
A6B ADMINISTRATIVE COSTS	13.3(55)	12.8(55)	13.4
A7 ENERGY	85.7(81)	86.0(81)	88.4
TOTAL OPERATING 'A'	317.8(81)	315.9(81)	324.8
B1 ALTERATIONS-TENANT AREA			
B3 DECORATING- TENANT AREA			
TOTAL CONSTRUCTION 'B'			
TOTAL OPERATING EXP.A AND B			
C1 INSURANCE			
C2A REAL ESTATE TAX			
C2B PERSONAL PROP.TAX ETC.			
# TOTAL FIXED CHARGES 'C'			
# TOTAL OPERATING EXP.A+B+C			
# NET INCOME - GAIN			
- LOSS			
LEASE EXPENSE			
AMORTIZED TENANT ALTERATIONS			
## TOTAL OPERATING EXP.A+B+C			
## NET INCOME - GAIN			
- LOSS			
RENTAL INCOME - OFFICE AREA			
- STORE AREA			
- STORAGE AREA			
- SPECIAL AREA			
TOTAL RENTAL INCOME			
ELECTRICAL INCOME			
MISCELLANEOUS INCOME			
TOTAL OPERATING INCOME			
LABOR COST	107.5(49)		
OPERATING RATIO %			
MANAGEMENT RATIO %			
AVG OFFICE VACANCY %	2.7(81)		
AVG OFFICE OCCUPANCY %	97.3(81)		
AVG OFFICE TENANT SQ. FT.	20436.2(81)		
AVG STORE TENANT SQ. FT.	1984.2(15)		
AVG. SQ. FT. PER EMPLOYEE	14365.1(52)		
AVG SQ. FT. PER PERSON	258.0(80)	230.2(80)	223.9

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CANADIAN GOVT. 1979 COMPARISON—DOWNTOWN-SUBURBAN

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1979	DOWNTOWN			SUBURBAN		©
Total Rentable Sq. Ft. Number of Buildings	75 7,211,771	75 6,388,374	75 6,208,408	6 206,492	6 188,119	6 188,119
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	88.2(75)	85.8(75)	88.2	64.9(6)	64.3(6)	64.3
A2 ELECTRICAL SYSTEMS	10.8(74)	10.8(74)	11.1	9.5(6)	9.6(6)	9.6
A3C COMBINED HVAC	43.3(74)	43.7(74)	45.0	51.7(6)	51.5(6)	51.5
A5 ELEVATORS	9.4(49)	9.5(49)	9.7	5.7(2)	5.8(2)	5.8
A6A GENERAL BUILDING COSTS	74.6(75)	74.5(75)	76.7	61.9(6)	61.8(6)	61.8
A6B ADMINISTRATIVE COSTS	13.3(49)	12.9(49)	13.4	12.5(6)	12.5(6)	12.5
A7 ENERGY	85.9(75)	86.1(75)	88.6	80.7(6)	80.4(6)	80.4
TOTAL OPERATING 'A'	318.8(75)	316.8(75)	326.0	285.2(6)	284.1(6)	284.1
B1 ALTERATIONS-TENANT AREA B3 DECORATING- TENANT AREA TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE C2A REAL ESTATE TAX C2B PERSONAL PROP.TAX ETC. # TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN - LOSS						
LEASE EXPENSE AMORTIZED TENANT ALTERATIONS ## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN - LOSS						
RENTAL INCOME - OFFICE AREA - STORE AREA - STORAGE AREA - SPECIAL AREA TOTAL RENTAL INCOME ELECTRICAL INCOME MISCELLANEOUS INCOME TOTAL OPERATING INCOME						
LABOR COST OPERATING RATIO % MANAGEMENT RATIO % AVG OFFICE VACANCY % AVG OFFICE OCCUPANCY % AVG OFFICE TENANT SQ. FT. AVG STORE TENANT SQ. FT. AVG. SQ. FT. PER EMPLOYEE AVG SQ. FT. PER PERSON	108.5(47) 2.8(75) 97.2(75) 22994.1(75) 1984.2(15) 14251.5(49) 258.6(74)	 230.6(74)	 224.1	41.2(2) 0.0(6) 100.0(6) 4374.9(6) 0.0(0) 26602.8(3) 238.4(6)	 217.2(6)	 217.2

( ) INDICATES NUMBER OF BUILDINGS REPORTING DATA IN THIS CATEGORY
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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

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1979	MONTREAL			QUEBEC		©
Total Rentable Sq. Ft. Number of Buildings	4 481,602	4 417,430	4 413,940	14 1,935,112	14 1,684,067	14 1,684,067
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	67.0(4)	66.7(4)	67.3	105.2(14)	105.2(14)	105.2
A2 ELECTRICAL SYSTEMS	6.6(4)	6.9(4)	6.9	14.1(14)	14.1(14)	14.1
A3C COMBINED HVAC	32.5(4)	32.1(4)	32.3	53.4(14)	53.8(14)	53.8
A5 ELEVATORS	11.1(4)	10.6(4)	10.7	9.3(14)	9.2(14)	9.2
A6A GENERAL BUILDING COSTS	66.2(4)	67.6(4)	68.2	98.6(14)	98.9(14)	98.9
A6B ADMINISTRATIVE COSTS	0.0(0)	0.0(0)	0.0	0.0(0)	0.0(0)	0.0
A7 ENERGY	67.5(4)	69.7(4)	70.3	79.1(14)	79.5(14)	79.5
TOTAL OPERATING 'A'	250.8(4)	253.5(4)	255.7	359.7(14)	360.6(14)	360.6
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	29.0(3)			122.0(14)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	0.8(4)			0.0(14)		
AVG OFFICE OCCUPANCY %	99.2(4)			100.0(14)		
AVG OFFICE TENANT SQ. FT.	17247.5(4)			80193.6(14)		
AVG STORE TENANT SQ. FT.	0.0(0)			3298.0(3)		
AVG. SQ. FT. PER EMPLOYEE	48926.3(3)			12900.7(14)		
AVG SQ. FT. PER PERSON	304.2(4)	263.7(4)	261.5	201.7(14)	176.2(14)	176.2

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

INDIVIDUAL CITY ANALYSIS—CANADIAN GOVT.

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1979	TORONTO			VANCOUVER ©		
Total Rentable Sq. Ft.	16	16	16	5	5	5
Number of Buildings	2,687,499	2,449,513	2,406,930	139,031	125,093	110,873
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	77.4(16)	76.8(16)	78.1	63.6(5)	62.8(5)	70.9
A2 ELECTRICAL SYSTEMS	12.0(16)	12.1(16)	12.4	5.8(5)	5.9(5)	6.7
A3C COMBINED HVAC	60.8(16)	61.2(16)	62.2	7.5(4)	7.7(4)	9.0
A5 ELEVATORS	11.0(16)	11.1(16)	11.3	5.6(2)	5.7(2)	7.2
A6A GENERAL BUILDING COSTS	70.4(16)	71.0(16)	72.3	30.4(5)	29.5(5)	33.3
A6B ADMINISTRATIVE COSTS	10.3(16)	10.5(16)	10.7	6.1(5)	6.1(5)	6.9
A7 ENERGY	97.2(16)	97.3(16)	99.0	90.8(5)	89.5(5)	101.0
TOTAL OPERATING 'A'	339.1(16)	340.0(16)	346.0	205.9(5)	203.4(5)	229.5
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	113.0(15)			0.0(0)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	1.7(16)			11.4(5)		
AVG OFFICE OCCUPANCY %	98.3(16)			88.6(5)		
AVG OFFICE TENANT SQ. FT.	34384.7(16)			6522.0(5)		
AVG STORE TENANT SQ. FT.	1378.4(10)			0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	13499.4(15)			0.0(0)		
AVG SQ. FT. PER PERSON	284.4(16)	260.9(16)	256.4	353.8(5)	318.3(5)	282.1

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1979	VICTORIA ©		
Total Rentable Sq. Ft. Number of Buildings.	16 743,335	16 715,554	16 621,354
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	73.9(16)	74.9(16)	86.2
A2 ELECTRICAL SYSTEMS	4.2(16)	4.1(16)	4.8
A3C COMBINED HVAC	8.9(16)	8.8(16)	10.1
A5 ELEVATORS	0.0(0)	0.0(0)	0.0
A6A GENERAL BUILDING COSTS	60.9(16)	60.2(16)	69.3
A6B ADMINISTRATIVE COSTS	13.1(16)	13.2(16)	15.2
A7 ENERGY	79.8(16)	79.6(16)	91.6
TOTAL OPERATING 'A'	240.8(16)	240.8(16)	277.3
B1 ALTERATIONS-TENANT AREA			
B3 DECORATING- TENANT AREA			
TOTAL CONSTRUCTION 'B'			
TOTAL OPERATING EXP. A AND B			
C1 INSURANCE			
C2A REAL ESTATE TAX			
C2B PERSONAL PROP.TAX ETC.			
# TOTAL FIXED CHARGES 'C'			
# TOTAL OPERATING EXP.A+B+C			
# NET INCOME - GAIN			
- LOSS			
LEASE EXPENSE			
AMORTIZED TENANT ALTERATIONS			
## TOTAL OPERATING EXP.A+B+C			
## NET INCOME - GAIN			
- LOSS			
RENTAL INCOME - OFFICE AREA			
- STORE AREA			
- STORAGE AREA			
- SPECIAL AREA			
TOTAL RENTAL INCOME			
ELECTRICAL INCOME			
MISCELLANEOUS INCOME			
TOTAL OPERATING INCOME			
LABOR COST	0.0(0)		
OPERATING RATIO %			
MANAGEMENT RATIO %			
AVG OFFICE VACANCY %	13.2(16)		
AVG OFFICE OCCUPANCY %	86.8(16)		
AVG OFFICE TENANT SQ. FT.	18275.1(16)		
AVG STORE TENANT SQ. FT.	0.0(0)		
AVG. SQ. FT. PER EMPLOYEE	10025.0(1)		
AVG SQ. FT. PER PERSON	203.2(15)	196.3(15)	169.9

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INCLUDES LEASE EXPENSE AND AMORTIZED TENANT ALTERATIONS

CANADIAN GOVT. ANALYSIS BY REGION—COMBINED

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1979	BRITISH COLUMBIA			ONTARIO-QUEBEC		
Total Rentable Sq. Ft. Number of Buildings	27 1,017,303	27 949,065	27 840,646	49 6,004,570	49 5,320,330	49 5,254,796
ACCOUNT	BLDG. TOTAL	OFFICE TOTAL	RENTED	BLDG. TOTAL	OFFICE TOTAL	RENTED
A1 CLEANING	79.3(27)	79.1(27)	89.3	88.7(49)	88.3(49)	89.4
A2 ELECTRICAL SYSTEMS	4.6(27)	4.6(27)	5.1	12.2(48)	12.3(48)	12.5
A3C COMBINED HVAC	10.2(26)	10.1(26)	11.4	51.0(49)	51.6(49)	52.2
A5 ELEVATORS	5.8(3)	5.9(3)	6.7	9.7(44)	9.7(44)	9.8
A6A GENERAL BUILDING COSTS	54.0(27)	53.8(27)	60.7	78.2(49)	78.4(49)	79.3
A6B ADMINISTRATIVE COSTS	12.4(27)	12.4(27)	14.1	11.6(24)	11.8(24)	12.0
A7 ENERGY	79.8(27)	79.8(27)	90.1	86.8(49)	87.4(49)	88.5
TOTAL OPERATING 'A'	240.7(27)	240.2(27)	271.2	332.4(49)	333.7(49)	337.3
B1 ALTERATIONS-TENANT AREA						
B3 DECORATING- TENANT AREA						
TOTAL CONSTRUCTION 'B'						
TOTAL OPERATING EXP.A AND B						
C1 INSURANCE						
C2A REAL ESTATE TAX						
C2B PERSONAL PROP.TAX ETC.						
# TOTAL FIXED CHARGES 'C'						
# TOTAL OPERATING EXP.A+B+C						
# NET INCOME - GAIN						
- LOSS						
LEASE EXPENSE						
AMORTIZED TENANT ALTERATIONS						
## TOTAL OPERATING EXP.A+B+C						
## NET INCOME - GAIN						
- LOSS						
RENTAL INCOME - OFFICE AREA						
- STORE AREA						
- STORAGE AREA						
- SPECIAL AREA						
TOTAL RENTAL INCOME						
ELECTRICAL INCOME						
MISCELLANEOUS INCOME						
TOTAL OPERATING INCOME						
LABOR COST	16.5(2)			110.0(43)		
OPERATING RATIO %						
MANAGEMENT RATIO %						
AVG OFFICE VACANCY %	11.4(27)			1.2(49)		
AVG OFFICE OCCUPANCY %	88.6(27)			98.8(49)		
AVG OFFICE TENANT SQ. FT.	11208.6(27)			23777.4(49)		
AVG STORE TENANT SQ. FT.	0.0(0)			1984.2(15)		
AVG. SQ. FT. PER EMPLOYEE	11752.5(5)			14157.8(43)		
AVG SQ. FT. PER PERSON	217.8(26)	203.6(26)	180.0	256.1(49)	228.6(49)	225.8

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ENERGY REPORT—U.S. GOVERNMENT

Due to participant unfamiliarity with furnishing energy quantities, these figures are approximations only and may not reflect true use patterns. They are published to encourage increased reporting accuracy in coming years.

BALTIMORE	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	80.9(3)	0.0(0)	0.0(0)	39.4(3)	0.0(0)	0.0(0)	120.3(3)
BTUS PER SQFT.	71.1(3)	0.0(0)	0.0(0)	465.2(3)	0.0(0)	0.0(0)	536.3(3)

BOSTON	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	75.4(6)	23.7(1)	14.4(2)	60.4(3)	0.0(0)	0.0(0)	122.5(6)
BTUS PER SQFT.	46.7(6)	85.0(1)	49.8(2)	75.1(3)	0.0(0)	0.0(0)	114.9(6)

DENVER	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	53.4(8)	11.5(9)	0.0(0)	22.9(3)	0.0(0)	0.0(0)	76.3(9)
BTUS PER SQFT.	44.2(3)	2.9(3)	0.0(0)	53.0(3)	0.0(0)	0.0(0)	100.1(3)

DETROIT	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	82.9(3)	0.0(0)	0.0(0)	40.8(3)	0.0(0)	0.0(0)	123.7(3)
BTUS PER SQFT.	69.2(3)	0.0(0)	0.0(0)	66.4(3)	0.0(0)	0.0(0)	135.6(3)

KANSAS CITY, MO	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	61.8(4)	7.5(1)	0.0(0)	23.9(3)	0.0(0)	0.0(0)	83.9(4)
BTUS PER SQFT.	53.4(4)	43.3(1)	0.0(0)	51.3(3)	0.0(0)	0.0(0)	103.8(4)

LOS ANGELES	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	61.9(5)	2.6(5)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	66.5(5)
BTUS PER SQFT.	54.4(5)	10.0(5)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	69.4(5)

MINNEAPOLIS	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	51.4(5)	6.9(5)	7.2(3)	56.3(1)	0.0(0)	0.0(0)	75.5(5)
BTUS PER SQFT.	55.3(5)	32.4(5)	26.0(3)	216.5(1)	0.0(0)	0.0(0)	151.8(5)

NEW YORK CITY	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	110.0(4)	2.2(3)	0.8(1)	46.2(3)	0.0(0)	0.0(0)	159.5(4)
BTUS PER SQFT.	46.3(4)	8.5(3)	2.3(1)	64.7(3)	0.0(0)	0.0(0)	110.3(4)

OGDEN	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	42.5(3)	8.1(3)	1.7(2)	0.0(0)	0.0(0)	0.0(0)	52.2(3)
BTUS PER SQFT.	45.8(3)	60.2(3)	10.3(2)	0.0(0)	0.0(0)	0.0(0)	115.0(3)

PORTLAND	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	39.3(3)	11.3(2)	6.5(2)	28.1(1)	0.0(0)	0.0(0)	62.5(3)
BTUS PER SQFT.	63.4(3)	41.2(2)	29.9(2)	42.0(1)	0.0(0)	0.0(0)	119.5(3)

SACRAMENTO	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	24.5(7)	5.4(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	26.0(7)
BTUS PER SQFT.	52.4(7)	23.6(3)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	59.3(7)

SAN FRANCISCO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	44.8(6)	6.9(6)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	51.7(6)
BTUS PER SQFT.	40.7(6)	33.9(6)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	74.6(6)

SANTA FE

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	96.4(1)	17.8(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	114.2(1)
BTUS PER SQFT.	74.5(1)	109.6(1)	0.0(0)	0.0(0)	0.0(0)	0.0(0)	184.1(1)

ST. LOUIS

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	40.4(3)	0.2(3)	0.0(0)	13.0(3)	0.0(0)	0.0(0)	53.5(3)
BTUS PER SQFT.	39.1(3)	0.6(2)	0.0(0)	26.1(3)	0.0(0)	0.0(0)	65.7(3)

ST. PAUL

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	42.9(8)	1.4(4)	9.1(2)	42.6(6)	0.0(0)	0.0(0)	81.4(8)
BTUS PER SQFT.	45.2(8)	23.5(4)	28.9(2)	77.7(6)	0.0(0)	0.0(0)	128.5(8)

WASHINGTON, DC

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	80.7(31)	0.2(19)	0.0(0)	40.9(31)	0.0(0)	0.0(0)	121.6(31)
BTUS PER SQFT.	66.2(31)	0.2(18)	0.0(0)	47.6(31)	0.0(0)	0.0(0)	113.9(31)

ENERGY REPORT—CANADIAN GOVERNMENT

Due to participant unfamiliarity with furnishing energy quantities, these figures are approximations only and may not reflect true use patterns. They are published to encourage increased reporting accuracy in coming years.

MONTREAL

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	41.4 (4)	3.2 (2)	34.6 (3)	0.0 (0)	0.0 (0)	0.0 (0)	67.5 (4)
BTUS PER SQFT.	73.3 (4)	11.4 (2)	128.0 (3)	0.0 (0)	0.0 (0)	0.0 (0)	169.5 (4)

QUEBEC

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	71.7 (14)	0.2 (10)	26.0 (10)	0.0 (0)	0.0 (0)	0.0 (0)	79.1 (14)
BTUS PER SQFT.	160.4 (14)	0.1 (10)	112.5 (10)	0.0 (0)	0.0 (0)	0.0 (0)	192.3 (14)

TORONTO

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	62.3 (16)	31.6 (14)	3.3 (13)	57.8 (1)	0.0 (0)	0.0 (0)	97.2 (16)
BTUS PER SQFT.	86.6 (16)	153.1 (14)	11.9 (13)	93.6 (1)	0.0 (0)	0.0 (0)	242.2 (16)

VANCOUVER

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	56.4 (5)	26.5 (4)	0.0 (0)	59.9 (1)	0.0 (0)	0.0 (0)	90.8 (5)
BTUS PER SQFT.	71.0 (5)	110.7 (4)	0.0 (0)	51.7 (1)	0.0 (0)	0.0 (0)	167.7 (5)

VICTORIA

	ELECTRIC	GAS	OIL	STEAM	CHILLED WATER	COAL	TOTAL
CENTS PER SQFT.	50.7 (16)	1.3 (5)	19.4 (10)	36.4 (7)	0.0 (0)	0.0 (0)	79.8 (16)
BTUS PER SQFT.	100.4 (16)	0.0 (1)	69.4 (8)	0.0 (0)	0.0 (0)	0.0 (0)	139.2 (16)

BOMA INTERNATIONAL SURVEY OF OFFICE SPACE OCCUPANCY

This survey is published in the Experience Exchange Report because it covers a far larger sample of the market than the more in-depth EER, and therefore the statistics on the three surroundings pages provide an important overview of the industry trends.

Occupancy Survey
Comprehensive Report by Cities

Data as of Oct. 1, 1979

REGION/CITY	NO. OF BLDGS	COMPETITIVE RENTABLE SQUARE FEET	VACANCY		OCCUPANCY		NON-COMPETITIVE OCCUPIED AREA	OCCUPANCY % OF ALL OFFICE SPACE	STORE SPACE	
			SQ FT	%	SQ FT	%			OCCUPIED SQ. FT.	%
MIDDLE ATLANTIC										
Allentown	5	177,350	1100	.62	176,250	99.38		99.38	8150	100.00
Baltimore	40	5,630,430	534,531	9.49	5,095,899	90.51	2,027,851	93.02	238,738	76.45
Boston	113	17,053,762	942,569	5.53	16,111,193	94.47	5,412,377	95.80	677,218	90.50
Buffalo	52	863,635	35,729	4.14	827,906	95.86	1,278,205	98.33	31,676	98.05
Harrisburg	3	28,295			28,295	100.00	962,901	100.00	3,094	2.37
Hartford	149	8,004,785	167,358	2.09	7,837,427	97.91	9,807,499	99.01	34,402	100.00
New Haven	3	282,070	1,225	.43	281,645	99.57	233,291	99.76	23,548	100.00
New York	58	19,654,693	612,693	3.12	19,042,100	96.88	14,459,503	98.20	437,574	97.55
Philadelphia	62	6,723,836	194,214	2.89	6,529,622	97.11	8,556,109	98.73		
Pittsburgh	67	11,122,856	402,811	3.62	10,720,045	96.38	3,016,406	97.15	392,927	96.75
Rochester	3	257,193			257,193	100.00	197,395	100.00	22,000	100.00
Syracuse	17	783,998	76,705	9.78	707,293	90.22	51,260	90.82	98,829	83.17
Washington, D.C.	108	14,985,485	235,060	1.57	14,750,425	98.43	1,075,511	98.54	1,619,370	94.36
Cities - less than 3 reports	1	69,800	5,945	8.52	63,855	91.48	1,225		14,789	100.00
REGIONAL TOTAL	680	85,638,988	3,209,940	3.75	82,429,148	96.25	47,079,533	97.58	3,602,315	89.62
NORTH CENTRAL										
Akron	7	711,042	25,000	3.52	686,042	96.48	136,210	97.05	47,960	90.73
Cincinnati	37	3,419,339	164,826	4.82	3,254,513	95.18	2,181,402	97.06	216,871	99.43
Cleveland	31	4,680,797	110,268	2.36	4,570,529	97.64	938,275	98.04	915,012	69.59
Columbus	7	302,201	2,187	.72	300,014	99.28	1,726,079	99.89		
Dayton	20	1,006,802	118,104	11.73	888,698	88.27	233,000	90.47	45,572	86.05
Detroit	48	7,205,631	876,280	12.16	6,329,361	87.84	4,212,631	92.33	512,558	98.86
Grand Rapids	3	321,275	31,695	9.87	289,580	90.13	2,000	90.20	43,000	100.00
Indianapolis	40	2,625,088	464,528	17.70	2,160,560	82.30	2,480,088	90.90	173,496	42.14
Peoria	13	799,629	179,258	22.42	620,371	77.58	347,524	84.37	149,787	92.01
Toledo	17	1,532,103	213,720	13.95	1,318,383	86.05	197,079	87.64	32,221	92.80
Cities - less than 3 reports	7	628,178	31,192	4.97	596,986	95.03	546,903	97.35	30,230	100.00

REGIONAL TOTAL	230	23,232,085	2,217,053	9.54	21,015,037	90.46	13,001,191	93.88	2,166,707	76.31
MIDWEST NORTHERN										
Des Moines	19	823,897	88,407	10.73	735,490	89.27	1,013,273	95.19	64,377	99.46
Duluth	11	363,036	35,514	9.78	327,522	90.22	139,122	92.93	56,973	92.76
Kansas City	26	2,243,867	147,382	6.57	2,096,485	93.43	385,062	94.39	1,035,633	100.00
Milwaukee	91	7,040,371	582,406	8.27	6,457,965	91.73	921,516	92.69	250,939	93.55
Minneapolis	73	10,965,286	135,459	1.24	10,829,827	98.76	3,752,992	99.08	710,423	98.91
Omaha	20	1,172,935	72,077	6.15	1,100,858	93.85	491,463	95.67	63,773	100.00
St. Louis	91	10,335,254	913,309	8.84	9,421,945	91.16	2,141,910	92.68	1,111,238	97.93
St. Paul	32	2,576,428	133,145	5.17	2,443,283	94.83	2,129,203	97.17	234,950	80.10
Cities—less than 3 reports	11	686,868	61,234	8.91	625,634	91.09	842,193	96.00	37,933	98.35
REGIONAL TOTAL	374	36,207,942	2,168,933	5.99	34,039,009	94.01	11,816,734	95.48	3,566,189	96.94
SOUTHERN										
Atlanta	259	24,265,995	2,973,855	12.26	21,292,140	87.74	8,257,124	90.86	1,313,615	73.78
Birmingham*	12	344,280	1,854	.54	342,426	99.46	920,385	99.85	18,700	100.00
Charlotte	91	7,870,754	516,494	6.56	7,354,260	93.44		93.44	3,300	100.00
Chatanooga	6	396,306	14,785	3.73	381,521	96.29	554,555	98.45	14,219	100.00
Greensboro	8	270,447	4,433	1.64	266,014	98.36		98.36		
Jackson	8	137,498	31,000	22.55	106,498	77.45	100,000	86.95	16,907	100.00
Jacksonville	19	649,602	99,420	15.30	550,182	84.70	477,276	91.18	400	28.57
Lakeworth	4	30,000	10,000	33.33	20,000	66.67	75,000	90.48	1,000	100.00
Louisville	4	403,759	59,680	14.78	344,079	85.22	210,301	90.28	35,997	84.68
Miami	10	406,296	12,518	3.08	393,778	96.92	209,514	97.97	137,996	100.00
Nashville	9	380,384	48,202	12.67	332,182	87.33	1,144,396	96.84	18,835	98.43
New Orleans	18	971,149	47,205	4.86	923,944	95.14	492,589	96.78	10,782	59.32
Raleigh	35	874,763	24,770	2.83	849,993	97.17	437,335	98.11	31,745	100.00
St. Petersburg	11	420,625	5,625	1.34	415,000	98.66	353,825	99.27		
Shreveport	7	179,199	10,289	5.74	168,910	94.26	142,208	96.80	17,508	100.00
Cities—less than 3 reports	11	904,827	51,840	5.73	852,987	94.27	1,037,252	97.33	87,456	89.92
REGIONAL TOTAL	512	38,505,884	3,911,970	10.16	34,593,914	89.84	14,411,662	92.61	1,708,460	77.64
SOUTHWEST										
Austin	9	664,870	11,581	1.74	653,289	98.26	331,574	98.84	6,542	100.00
Dallas	218	34,968,642	3,136,454	8.97	31,832,188	91.03	13,676,333	93.55	695,485	97.49
Denver	100	11,951,707	595,406	4.98	11,356,301	95.02		95.02		
El Paso*	47	2,590,371	269,443	10.40	2,320,928	89.60	380,740	90.93		
Fort Worth	17	1,113,786	70,786	6.36	1,043,000	93.64	366,219	95.22	8,866	100.00
Houston	333	66,156,994	3,693,638	5.58	62,463,356	94.42	4,717,427	94.79		
Little Rock	6	272,052	9,765	3.59	262,287	96.41	130,000	97.56	21,937	100.00
San Antonio	39	1,616,045	140,623	8.70	1,475,422	91.30	2,078,838	96.19	103,409	97.70
Cities—less than 3 reports	4	460,410	6,187	1.34	454,223	98.66	120,527	98.93	11,714	100.00
REGIONAL TOTAL	773	119,794,877	7,933,883	6.62	111,860,994	93.38	21,801,658	94.40	847,953	97.65

*Using figures from May 1979 **Using figures from October 1978

1980 EXPERIENCE EXCHANGE REPORT FOR DOWNTOWN AND SUBURBAN OFFICE BUILDINGS

Data for Calendar Year 1979

DEADLINE: APRIL 15

BOMA
1221 Massachusetts Ave., N.W.
Washington, D.C. 20005
(202) 638-2929

If you would like help in filling out this report, please call your local BOMA Association Executive or President, or the International office, at 202-638-2929.

If computer print-out sheet is attached please place building number from that sheet here. [ ] (1-4)

1. Building
   NAME (01, 5-6; 7-31) | ADDRESS (32-56) | CITY (57-69) | STATE/PROV (70-71) | ZIP/ZONE (72-77)

2. Please send individual building analysis to:
   NAME (02, 5-6; 7-31) | ADDRESS (32-56) | CITY (57-69) | STATE/PROV (70-71) | ZIP/ZONE (72-77)

3. This form was prepared by:
   NAME (03, 5-6; 32-56) | PHONE (57-69) | DATE

4. You'll have your Individual Building Analysis within 30 working days — with a special comparison report if you file early!
   (04, 5-6)
   FILE BY MARCH 1 and you'll *automatically* receive a free comparison of your building's complete operating statement between this year and last year, if you filed a report for last year. Check here to receive this report → [ ] 7
   FILE MARCH 2 to APRIL 15 and you may purchase this special comparison for just $25! Check here to order → [ ] 8
   BONUS OFFER — **File by April 1**, and you can order a special Operating Performance Comparison, which will provide detailed comparisons of your building with buildings similar to yours, *using 1979 year data*, as soon as available! After April 1 and at all other times this service is $125 for members, $225 for non-members. Until April 1, you can order for just $75! Check here to order this report → [ ] 9

5. This report covers the period (check only one)
   [ ] 10 Calendar Year 1/79 thru 12/79
   [ ] 11 Fiscal Year [ ][ ] (12-13 month) / [ ][ ] (14-15 year) thru [ ][ ] (16-17 month) / [ ][ ] (18-19 year)

6. Is building government-owned? YES [ ] NO [ ]

7. Building is located
   (a) CENTRAL BUSINESS DISTRICT [ ] 22
   SUBURBS [ ] 23
   RURAL AREA [ ] 24
   (b) If you checked Central Business District or Suburban, please give the name of the major city you are in or near: (25-27) (OFFICE USE ONLY)

8. Number of buildings included in this report (Please do not aggregate more than 10 buildings on a single form) (28-29)

9. Building age in years (weighted average if more than one building) (30-32)

10. Building height floors (average) ABOVE GRADE (33-35) BELOW GRADE (36)

11. How would you describe the physical structure of your building?
   General Office [ ] 37 [ ] 40 Medical
   Post Office [ ] 38 [ ] 41 Records storage
   Court house [ ] 39 [ ] 42 Other _____

12. How many parking spaces, excluding municipal parking, are associated with the building? (exclude all parking area cost and square footage from the remainder of this report) (43-47)

13. Is there a plaza or other large open public space on the building grounds? YES [ ] 48 NO [ ] 49

14. What percent of your total office space is occupied by your largest tenant? → [ ][ ] % (50-52)

15. Which method of floor measurement do you normally use in your building operations? (Check only one box)
   BOMA [ ] 53 [ ] 55 GSA
   New York (REB68) [ ] 54 [ ] 56 Other _____
   If not the BOMA Standard Method of Floor Measurement, have you converted to it for this report? yes [ ] 57 no [ ] 58

16. Would you like to participate on a confidential basis in other brief studies dealing in matters of importance to the office building industry? Yes [ ] 59 No [ ] 60

17. What are the statistical floor areas measured in feet of your buildings for the following floor area categories. Please indicate the rentable areas in the following categories, using the BOMA Single Tenancy Floor Method if possible. If unable to convert, use Single Tenancy Floor Method in whatever method you have checked above. A copy of the BOMA Standard Method is enclosed with this form.

   a) General Rentable Areas
   (05, 5-6) OFFICE (7-15) | RETAIL (16-24) | RENTABLE STORAGE (25-33)

   b) Rentable Special Areas
   COMPUTER (34-42) | PUBLIC ROOMS (43-51) | OTHER (52-60)

   IF OTHER SPECIFY _____

   c) Total Rentable Building Area → (61-69)

   d) Non-Rentable Areas
   Please indicate the non-rentable areas of your building in the following categories.
   (06, 5-6) GENERAL LOBBY (7-15) | PUBLIC ROOMS (16-24) | OTHER (25-33)

18. Average percentage of rentable floor area occupied in calendar or fiscal year → AVERAGE OFFICE [ ][ ] % (34-36) AVERAGE RETAIL [ ][ ] % (37-39)

19. What percentages of the following statistical areas are occupied by the owner of the buildings?
   RENTABLE OFFICE [ ][ ] % (40-41) RETAIL [ ][ ] % (41-42)

20. How many tenants (not persons, but "leaseholders" or equivalent) occupy the following statistical floor areas?
   RENTABLE OFFICE (45-48) RETAIL (49-51)

21. How many workers are employed by the tenants and work in the following statistical areas?
   RENTABLE OFFICE (52-55) RETAIL (56-59)

22. What percentage of your building's rentable office space is occupied by the following types of tenants?
   GENERAL OFFICE [ ][ ] % (60-62) GOVERNMENT [ ][ ] % (63-65) MEDICAL [ ][ ] % (66-68) OTHER [ ][ ] % (69-71)
   IF OTHER SPECIFY

23. Is the building operated by a private management agency? Yes [ ] 72 No [ ] 73

24. What percentage of your building is airconditioned? [ ][ ] % (74-76)

SCHEDULE II — INCOME SURVEY — GOVERNMENT AGENCIES: DO NOT REPORT ON SCHEDULE II

25. Income and costs in this survey are in: U.S. Dollars [ ] Canadian Dollars [ ] 76

26. Rental Income in dollars (omit cents)
   (07, 5-6) $ OFFICE (7-15) | $ RETAIL AREA (16-24) | $ STORAGE AREA (25-33) | $ SPECIAL AREA (34-42) → TOTAL RENTAL INCOME (Please omit cents) $ (43-51)

27. Income from energy sales, (if not included in rental income) $ (52-60)

28. Miscellaneous Operating Income $ (61-69)

29. Total of Operating Income (Total of 25, 26, 27) (08, 5-6) $ (7-15)

PLEASE TURN FORM OVER AND FILL IN ALL EXPENSE INFORMATION

SCHEDULE A — OPERATING EXPENSES — COSTS

EXTREMELY IMPORTANT: At the beginning of each expense line, we request that you provide two percentages. *These are the entire basis for the allocation of costs between office and non-office rentable space*, as provided by each table in the Experience Exchange Report. If calculation figures are not readily obtainable, these percentages may be based instead on your "best estimate."

(A) *First Percentage*: What percent of your total office space was provided the named service? Calculate as follows: $\frac{\text{sq. ft. office space you service}}{\text{sq. ft. your total office space}}$ %.
Example: If you service all of your rentable office space, percentage is automatically 100%. If, however, in a 100,000 sq. ft. building, 10,000 sq. ft. provides its own service for the named line item, $\frac{90,000}{100,000}$ = 90%. *All areas used are "rentable."*

(B) *Second Percentage*: What percent of the expense in the named line was for *office* space vs. non-office? Calculate as follows: $\frac{\text{sq. ft. office space you service}}{\text{sq. ft. all rentable space you service}}$ %. Examples: 120,000 sq. ft. building has 20,000 sq. ft. non-office, and building provides service to all areas: $\frac{100,000}{120,000}$ = 83%. But when no service is provided to non-office, $\frac{100,000}{100,000}$ = 100%. Another example: if service is provided to all non-office space and to all but 10,000 sq. ft. of office space, $\frac{90,000}{110,000}$ = 82%.

If line item breakdowns are not readily obtainable, TOTAL ONLY for each line may be given. PLEASE REMEMBER TO FURNISH PERCENTAGES AT LEFT

Please omit cents

		(A) First %	(B) Second %	WAGES	SUPPLIES, MATERIALS	CONTRACT SERVICES	MISCELLANEOUS	TOTAL EXPENSE
30. A1 Cleaning	09	%	%	$	$	$	$	$
31. A2 Electrical Systems	10	%	%	$	$	$	$	$
32. A3c HVAC	11	%	%	$	$	$	$	$
33. A5 Elevator	12	%	%	$	$	$	$	$
34. A6a General Building Subaccounts:								
Security	13	%	%	$	$	$	$	$
Landscaping	14			$	$	$	$	$
Plumbing								$
Water/Sewer								$
Other General Building (not allocated to other sub-accounts)	15	%	%				$	
TOTAL A6b GENERAL BUILDING								$

		(A) First %	(B) Second %	SALARIES: MGT. FEES	SUPPLIES: MATERIALS	CONTRACT SERVICES: (ADMIN. ONLY)	MISCELLANEOUS	TOTAL A6b ADMINISTRATIVE
35. A6b Administrative	16	%	%	$	$	$	$	$

ENERGY

Please avoid double reporting: When reporting steam or chilled water, if generated internally, report *primary* energy instead (i.e., electric, gas)

		a. Electric	b. Gas	c. Oil	d. Purchased Steam	e. Purchased Chilled Water	f. Coal	
36. Energy EXPENSE	17	$	$	$	$	$	$	$
QUANTITY	18	1,000 KWH	1,000 CUBIC FEET	1,000 U.S. GALLONS	1,000 POUNDS	1,000 TON-HOURS	TONS (2,000 LBS.)	

Please be careful to report correct energy quantities in units requested.

TOTAL OPERATING 'A'

37. In some cases, tenants buy electricity directly from the utility, which you would normally not be able to report above. For best analysis of your building's energy use, such costs and quantities should be obtained and included above, so that all energy used in the building is shown. Please indicate here what percent of your space buys electricity directly, *costs/quantities for which have not been included above.* 19 %

38. How many non-management employees are on the building's payroll? Do not include contract employees. Please add all part-time employees to their full-time equivalence and round to the nearest whole number.

39. What was the annual total of payroll and fringe benefits for these employees? (This is not to be added into far right column — should be a restatement of wages shown in 'A' lines above) $

SCHEDULE B — CONSTRUCTION COSTS — GOVERNMENT BUILDINGS - DO NOT REPORT UNDER THIS CATEGORY

		(A) First %	(B) Second %	WAGES	SUPPLIES: MATERIALS	CONTRACT SERVICES	MISCELLANEOUS	TOTAL EXPENSE
40. Alterations	20	%	%	$	$	$	$	$
41. Decorations	21	%	%	$	$	$	$	$

TOTAL 'B' CHARGES $

SCHEDULE C — FIXED CHARGES — GOVERNMENT BUILDINGS - DO NOT REPORT UNDER THIS CATEGORY

DO NOT INCLUDE GROUND RENTS IN ANY CATEGORY

	42. INSURANCE	43. TOTAL REAL ESTATE TAXES (total land & building)	44. PERS. PROP. TAX	45. LEASING EXPENSE (Commissions, advert., etc.)	46. AMORTIZED TENANT ALTERATIONS
22	$	$	$	$	$

TOTAL 'C' CHARGES $

TOTAL EXPENSES TO RUN YOUR BUILDING $

BEST AVAILABLE COPY

NEW STANDARD METHOD OF ACCOUNTING FOR DOWNTOWN AND SUBURBAN OFFICE BUILDINGS©

Almost any method of keeping books will accomplish the primary purpose. The advantage of the Standard Accounting System is that it discloses essential controls and facilitates intelligent comparisons with industry experience, a first aid to competent management.

This manual presents the Standard Accounting System for Downtown and Suburban Office Buildings developed by BOMA International.

For fifty-six years—over half a century—the Association has maintained an unbroken record in the compilation and analysis of the vital statistics of office building operations—the only adequate source of authoritative information on income and outgo available to the office building industry.

Realizing that the data from which it prepares the Experience Exchange Report must be accurate and comparable, the Association has actively sponsored uniform accounting methods for its members, and as early as 1920 established the first Standard System of Accounts, the principles of which have been generally accepted.

In 1939, and again in 1976, the accounting procedure was revised. There was no change in principle, but certain modifications as to detail were adopted which it was believed would:

1. Clarify the classification of many expense items.
2. Simplify accounting methods of its members.
3. Reduce accounting costs by adapting the Chart of Accounts to computer application.
4. Enhance the reliability of the Experience Exchange Report by basing figures on more uniform data.

The principal changes effected in 1976 consisted of an expansion of the Chart of Accounts with classification of subaccounts to accommodate the system to any requirements and to answer every accounting question in advance.

The original Chart of Accounts employed alphabetical symbols, whereas the revised Chart adopted the numerical system. The present manual continues the numerical method, with occasional alphabetical notations, so that those familiar with the A-B-C accounts of the 1920 pattern, still commonly referred to, can more readily identify the new classifications.

The office building industry has now had enough experience with the "new" accounting system to justify publication in more extended form, combining various exhibits with added explanatory matter, to make the present handbook as comprehensive and useful as our longer acquaintance with the modernized system permits.

CHART OF ACCOUNTS

The new Chart of Accounts is shown on pages 124 and 125. Income is segregated into three groups: Rental Income, Service Income and Miscellaneous Income. Four groups of accounts are used to analyze expenses: Operations, Alterations, Fixed Charges, and Financial.

In general, this Chart of Accounts follows accepted practice, but with certain departures attributable to peculiarities of the business and particular information needed—for competitive or other purposes—in effecting competent management control. Also the grouping in the standard operating statement (page 125) differs slightly from the arrangement in the Chart. For these deviations there are the best reasons:

1. Whereas Miscellaneous Income is included with Rental Income in the determination of operating profit and loss, Service Income is not so included; sale of electric current and other services is treated as a "side-line," producing supplemental income, and the relevant accounts (Service Income and Service Expense) are accordingly separated from operations in the Profit and Loss Statement.

2. Operating expenses are set up according to principal functions—such as cleaning, heating, elevator operation, etc.—and the ordinary repairs, incident to these operations, are included as an operating charge. The purpose is to reflect the actual cost of each operation. This makes it necessary to distinguish between ordinary repairs (such as are customarily performed by employes of the building) and unusual or nonrecurring items which would throw the average costs out of balance and lessen their value for intelligent comparison.

3. The next expense group covers what has been designated as "construction" items—or, according to the new Chart, as Alteration, Decorating. Here important items of information to be brought out are the cost of tenant decorating and the cost of tenant alterations, because of the bearing of these expenditures on questions of rental policy. The breakdown and sequence shown in the Profit and Loss Statement and, correspondingly, on the Experience Exchange form, is to preserve the continuity of comparative tabulations over a period of years, which began under the alphabetical system and continue under the numerical.

4. Ground rent, considered as a fixed charge in other businesses, is not included in this section (Fixed Charges) since many buildings own the ground on which they are built. To portray uniform operating results, ground rent is treated as a financial expense.

5. And finally the Financial Expense section appears last on the Profit and Loss Statement, and is excluded from the Experience Exchange form altogether, because difference in organization structure makes comparisons impractical. Otherwise the survey form follows the pattern of the Standard Accounting System—so closely, in fact, that the return can be almost automatic. But for the purposes of the Experience Exchange Report it is assumed that all properties are owned outright, without financial indebtedness.

The expense classification is designed to provide the control figures required by building operators, the segregation being so arranged as to facilitate the accumulation of averages on a square foot basis. These averages can be utilized as a yardstick by every building manager, no matter what his operating conditions.

The operating, or Profit and Loss Statement (page 125) is divided into two sections, one for the operating division, showing net operating profit, the other for the service division, showing net service income or profit. The net profits of the two divisions are added to determine total net operating and service profit. Financial expenses are then deducted to arrive at final net profit.

Definition of Operating Accounts

The following "definitions" serve a two-fold purpose—a matter of convenient reference in the preparation of your Experience Exchange return (where they may clear up some troublesome questions); and at the same time a guide to proper interpretation of the Chart of Accounts where the headings, by themselves, are not sufficiently explanatory.

These definitions cover Accounts numbered 501-998 inclusive [starting with Income and carrying on through Expense]. That is because these higher numbers apply specifically to office building operations; whereas the preceding accounts (Assets, Liabilities and Capital Investment) are of general application, and as such, commonly understood.

The sequence follows the survey form; and the letters (A,B,C, etc.) are included here for cross reference. These alphabetical symbols have been in use since 1920, and are continued on the official report form for those less familiar with the numerical system. For a brief explanation of the alphabetical scheme—now superseded—see footnote on page 123

E—Rental Income—501-509

These accounts are self-explanatory, recording rent received from offices, ground floor stores, basement and special areas. "Ground floor stores" may, in exceptional cases, take in more than one floor. "Special areas" include dining or assembly rooms, theaters, clubs, garages, etc. Banking quarters on the first floor should be included (with stores) under Ground Floor Rent. Second floor banking rooms (or any other non-typical usage, such as "trading rooms") should be treated as special areas.

L,M,N—Service Income—510-519

Records income from all services paid for by tenants in addition to rent for which there is a corresponding Service Cost recorded on the books. This includes resale of Energy.

H,I,J—Service Costs—530-542

This group of expense accounts is used to record the cost of regular services sold to tenants. Costs charged to accounts in this group should not be included in "A" and "B" operating accounts—service operations being kept entirely separate from general operations, as they represent a "side line," supplemental to the main functions of the building.

F—Miscellaneous Income—545-549

This account records interest earned, cash discounts, recovery of bad debts, sale of waste paper, and other income not elsewhere reported, including general expense billed to tenants. No regular service sold to tenants (such as electric current, etc.) should be included, or profit resulting therefrom, for that is Service Income—Account 510.

A1—Cleaning—610-619

Records wages of employes (including supervisory) who clean offices, lobbies, elevator cabs, corridors, toilets, windows, etc.; and cost of all cleaning supplies. Cost of contracts for window and other cleaning services are included; also upkeep and ordinary replacement of cleaning equipment.

A2—Electrical—620-629

Covers cost of maintaining electrical system throughout building including repairs and ordinary replacements. Charge this account with cost of lamps, fuses and other necessary supplies for such use; also wages of electricians and other employes who operate and maintain the system. Lamps supplied tenants for which no bill is rendered should be included in this account.

Do not include lamps or current sold to tenants; that is a Service Cost—Account 532 and income derived is Service Income—Account 512. Do not charge this Account 620 with electricity used in operating the elevators, as Account 720 provides for this power charge.

A3a—Heating—630-639

Covers cost of maintaining entire heating system from coal hole (or steam meter) to office radiators, including labor costs, supplies and parts. It is charged with that portion of wages paid engineer, assistant engineer, fireman and others necessary to operate heating system. Include oiling, inspecting, cleaning, regulating and routine replacement costs.

A3b—Air Conditioning and Ventilating—640-649

Records cost of miscellaneous supplies and labor required to operate filters, fans, motors and other equipment in air-conditioning and ventilating system. Where same employes operate heating and ventilating systems, an arbitrary apportionment of labor costs, and possibly other expenses, should be made.

A3c—Combined HVAC—650-659

These accounts can be used but are an option. They combine A3a-Heating and A3b-Air conditioning and ventilating into our account. Note accounts A3a (630-639) and A3b (640-649) or A3c (650-659) can be used.

A5—Elevators—660-669

Records wages paid elevator starters and operators and cost of labor for inspecting and servicing elevator system and making ordinary repairs; also all other maintenance

costs of elevator equipment, signal system, etc., including supplies, materials and ordinary replacements. Also expense for uniforms (cost and upkeep). Maintenance contract expense should be charged to this account, making proper proration for extraordinary repairs.

A6b—General Expense, Building—670-679

Records wages paid watchmen, matrons, storekeepers and others not elsewhere included. This account should be used to record all operating expenses which cannot properly be charged to any other operating account, among them security, landscaping, toilet supplies, keys, lettering on doors, outside cleaning, group insurance, pensions, rubbish removal, hand tools and small equipment, directory service, exterminators, costs incident to civilian defense, etc. Social security taxes and compensation insurance, unless included in each expense group, should be charged to this Account.

A6a — Administrative — 700-709

Includes all expenses of office building, management and clerical salaries, agency fees, fees for legal, auditing, appraisal and engineering services, office supplies and equipment, telephone expense, dues and subscriptions, but not financial charges, such as income or corporate taxes, or organization expense.

A7—Energy—720-729

Records the energy cost for electricity, gas, oil, steam, chilled water, etc., purchased to operate building.

B1—Alterations, Tenants' Premises—740-749

Cover cost of alterations made on account of leases in tenants' premises and paid for by the building. Where expense is divided, only the building's portion should be charged to this account; tenant's portion should be charged to Account 537.

B3—Decorating—Tenants' Premises—750-759

Should cover the regular periodical cleaning and decorating of offices, varnishing floors, etc. Decorating necessitated by an alteration job should be charged to Account 740 (Alterations—Tenants' Premises) if paid for by the building; if billed to tenants, charge to Account 537 (Alterations for Tenants Billed) or Account 538 (Jobbing).

C1a—Insurance—Fire—801

The cost of fire insurance is segregated in this account, prorated on an annual basis. The monthly insurance reserve of buildings, which carry their own fire insurance, should also be charged to this account.

C1b—Insurance—Other—802-805

This entry covers three sub-accounts of Account 800 (Insurance) namely Earthquake Insurance, Liability Insurance, and Other Insurance. All insurance costs other than fire insurance (above), except compensation and pension insurance (charged to operations), are included here.

C2a—Real Estate Taxes—811

Records the general property tax on land and building. These costs should be reported separately in the Experience Exchange.

C2b—Personal Property Taxes, etc.—812

Records the cost of personal property taxes and licenses. Capital stock, franchise, income, excess profits and other corporate taxes are a financial expense and should be charged to Account 950. Social security taxes, as elsewhere noted, should be charged to operations.

C2c—Leasing Expense—830-839

Records broker commission, direct advertising costs, etc., that relate to leasing the property.

C2d—Tenant Alterations—840 (Amortized)

Charge to this account the annual portion of major tenant alterations paid for by the building and expensed over the lease length of the tenant.

C3—Depreciation—850-859

Records all charges for depreciation on the building proper, on all machinery and mechanical equipment, and on furniture and fixtures; except depreciation on machinery and equipment which should be charged to energy expense account and thereafter distributed to the appropriate operations.

D—Financial Expenses—928-998

This group includes ground rent, organization expense, interest, income and corporate taxes, loss on bad accounts, and similar items. These accounts, while part of the Standard Accounting System, are not used in compiling the Experience Exchange Report. For purposes of comparison, it is assumed that all reporting properties are on the same ownership basis and net income is determined "before financial charges."

ALPHABETICAL INDEX OF EXPENSE ITEMS

Expense Item	Major Expense Account	Sub Account
Accident insurance (group)	670	678
Acids for cleaning	610	622
Accounting expense, professional	700	706
Adding machine repairs	700	70302
Administrative expense	700	
Administrative salaries	700	701
Advertising space for rentals	700	705
Agency management fee	700	704
Air conditioning—operation	640 or 650	
Air conditioning—repair	640 or 650	
Alterations—charged to tenants	530	537
Alterations—tenant's premises (not charged to tenants)	730	
Alterations—non-rentable areas	*	
Amortization of leasehold	*	
Amortization, of bond discount	950	953
Amortization, capital stock discount	940	942
Amortization, organization expense	940	941
Annual reports	700	706
Appraisal expense	700	706
Arbitrator's services	700	706
Architectural fees	700	706
Asbestos covering (see Pipe Covering)		
Ash removal	630 or 650	631 or 638 or 651 or 658
Association, membership dues, etc.	700	708
Attorney, fees and expense	700	706
Auditor, fees and expense	700	706
Automobile	700	70803
Awnings, replacements and upkeep	*	
Barber Shops (See Special Expense)		
Blue prints of tenant premises	*700	
Boilers—inspection and cleaning	630 or 650	
Boilers—repairs and maintenance	630 or 650	
Boilers—compounds	630 or 650	632 or 652
Boilers—insurance	800	805
Bond discount amortization	950	953
Bond interest	950	952
Bonds—fidelity	800	805
Bonuses to employees (as wages)		
Bookkeeping expenses	700	
Books, reference	700	70803
Brooms	610	612
Building, directory	670	678
Building, maintenance and repairs	*	
Burglary insurance	800	805
Burners, operation of	630 or 650	
Burners, repair of	630 & 650	
Business association expense	700	70803
Cabinet and wood trim	738	
Calcimine (See Decorating)		
Capital stock discount amortization	940	942
Capital stock tax	970	971
Carpenter wages (Charge AED)		
Carpet sweepers	610	612
Carpets, repair and replacements	*	
Chamois skins	610	612
Cleaning, basements, work shops, building exterior, sidewalks, etc.	*670	
Cleaning, elevator shafts	610	
Cleaning, light fixtures	610	
Cleaning, glass (windows, doors, partition glass, skylights)	610	
Cleaning, offices	610	
Cleaning, public space (corridors, elevators, cabs, stairways, toilets, etc.)	610	
Cleaning, roof	*670	
Clerical salaries	700	701
Clocks, rented to tenants (PR)	530	538
Clocks, for general office (PR)	700	703
Clocks, used for advertising	700	
Club dues	700	70803
Coal (See Fuel)		
Commissions on leases	*700	
Compensation insurance (FN-"A")		
Compounds, boiler	630 / 650	632 / 652
Compressed air for air conditioning	640 or 650	
Compressed air for elevator doors	660	
Compressed air, professional	*670 or 530	
Contributions	700	70801
Coolers—water system (operation)	670	675
Coolers—air conditioning (operation)	640 or 650	
Corporate notices	700	70803
Corporate taxes	970	
Crime prevention	670	678
Damage to property of others (not recoverable through insurance)	670	678
Decorating, tenants (billed)	530	537
Decorating, tenants (not billed)	750	
Decorating, non-rentable areas	*	
Depreciation, building	850	851
Depreciation, building equipment	850	852
Depreciation, furniture, fixtures	850	853
Deodorants, (toilets)	670	672
Directors' fees	700	708
Directory service	670	678
Disinfectants, (toilets)	670	672
Donations	700	70802
Door checks and locks (maintenance)	*	
Drafting, instruments and supplies	*700	
Draftsmen's wages (leasing dept.)	*700	
Drinking cups (paper)	670	672
Dues	700	70801
Dusters	610	612
Earthquake insurance	800	802
Electric fans, portable (PR)	620	
Electric fixtures (RR)	620	
Electric light bulbs	620	622
Electric power, cleaning	720	721
Electric power, elevators	720	721
Electric power (ACV)	720	721
Electric power, oil burner motors	720	721
Electric power, water pumps	720	721
Electric power, misc. motors (FN-"B")	720	721
Electric power plant (FN-"B")		
Electric system, repair	620	
Electricians' wages (ORA)		
Electricity for light, public space	720	721
Electricity for light, tenants' premises (billed to tenants)	530	532
Electricity for light, tenants' premises (not billed to tenants)	720	721
Elevator cables	660	
Elevator uniforms	660	668
Elevator wages	660	661
Elevators, operation of	660	
Elevators, repairs and maintenance; include service contract in this acct.	660	
Employees retirement, pension cost	670	678
Engineer's, assistant's wages (ORA)		
Engineering fees (not charged to alteration expense)	700	706
Equipment (small portable), charge AED or to 678		
Excess profits, tax	970	971
Fans, portable, cost and repairs	620	622
Fans, stationary (ACV)		
Faucets, repair of	670	675
Federal corporate taxes (not income)	970	971
Federal income taxes	970	972
Fees, directors	700	708
Fees, management	700	704
Fees, professional	700	706
Fidelity bonds	800	805
Financial expense Group	929	
Fire alarm, box rentals, etc.	670	678
Fire escapes, maintenance	*	
Fire extinguishers	670	678
Fire insurance	800	801
Fire prevention and inspection	670	678
Fireman's wages, charge AED		
Flags	600	672
Floor coverings, replacements of	*	
Floor plans, for leasing	700	70302
Flush valves	*	
Folders, advertising	700	705
Franchise tax	970	
Fuel, heating	720	722 & 723 & 726
Fuel, hot water system	720	722
Furniture and fixtures, repairs	700	703
Fuses, electric	620	622
Garages (See Special Expenses)		
Gas, used for heating	720	722
Gas, hot water system	720	722
Gas, professional buildings	720	722
Gifts	700	708
Gratuities to employees (as wages)		
Grease for lubrication, charge AED		
Ground rent	929	930
Group insurance	670	678
Hand trucks used by janitors (PR)	610	
Heating, operation of system	630 or 650	
Heating, maintenance of system	*630 & 650	
Hot water, operation of system	670	675
Hot water, maintenance of system	*670	675
Ice (billed to tenants)	530	538
Ice, (not billed to tenants)	640 or 650 or 670	642 or 652 or 675
Income taxes	970	972
Injuries not covered by insurance	670	678
Inspection, boilers	630	638
Inspection, elevators	660	658
Inspection, fire	670	678
Insulation, heating system	630	638
Insulation, hot water system	670	675
Insurance, boiler	800	805
Insurance, compensation (FN-"A")		
Insurance, earthquake	800	802
Insurance, fidelity bond premium	800	805
Insurance, fire	800	801
Insurance, group (life, etc.)	670	678
Insurance, group retirement	670	678
Insurance, liability	800	803
Insurance, plate glass	800	805
Insurance, property damage	800	803
Insurance, rent	800	805
Interest paid, bonds	950	952
Interest paid, notes and mortgages	950	951
Janitorial supplies	610	612
Janitorial wages	610	611
Jobbing work, billed to tenants	*530	
Keys, billed to tenants	530	538
Keys, not billed to tenants	*670	
Labor—Operation accounts		
Administration expenses	700	701
Cleaning department	610	611
Electric system	620	621
Elevators	660	661
General expense, building	670	671
Heating	630	631
Plumbing system	670	675
Ventilating and air conditioning	640 / 650	641 / 651
Labor—Repairs		
Repairs performed by building employees are ordinarily charged as operations to AED		
Labor—Service expense		
Charge all labor necessary to produce Service Income to accounts in Group 1000		
Lacquering floors or coverings	610	
Lamps, furnished without charge	620	622
Lamps, sold to tenants	530	538
Lamps, used by building	620	622
Leasing expense	*700	
Leasehold amortization	*	
Leave of absence with pay (as wages)		
Legal expense	700	706
Lettering on doors (not billed)	*	
Lettering on doors (billed)	530	538
Liability insurance	800	803
Library (see Special Expense)		
License	*810	
Lighting fixtures (RR)	620	
Lighting tenant (billed)	530	532
Lighting tenant (not billed)	720	721
Lighting non-rentable areas	720	721
Liquid soap	670	672
Linoleum, replacement of	*	
Locks, replacement of	*	
Lubricating oils and greases		
Elevator guide rails	660	662
Elevator motors	660	662
Miscellaneous motors, charge AED	670	672
Ventilating system	640 or 650	642 or 652
Water pumps	670	675
Lumber		
Alterations, (billed to tenants)	530	537
Alterations, tenant (not billed)	*740	
Alterations, non-rentable areas	*	
Repairs, charge AED*		
Lunch room expense	670	678

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Expense Item	Major Expense Account	Sub Account
Management expense	700	
Manager's salary	700	70101
Marble, washing and polishing	610	
Matron's salary	670	671
Meals furnished employees (as wages)		
Medicine, first aid kits	670	672
Membership dues	700	70801
Metal polish	610	612
Metal polishing, labor	610	611
Meters, electric	620	628
Meters, water	670	675
Mopping, corridors, offices (labor)	610	611
Mops	610	612
Newspapers and periodicals	700	70803
Night watchman	670	671
Notary fees	700	703
Office of Building expense	700	703
Office furniture, repairs to	700	70302
Office supplies, building office	700	70301
Oil, fuel, heating	720	723
Oil, fuel, hot water	720	723
Oil, fuel (ACV)	720	723
Oil for lubrication (See Lubricating Oils and Greases)		
Old-Age pension taxes (FN-"C")		
Organization expense, amortization	940	941
Painting, building exterior	*	
Painting, interior (See Decorating)		
Paints, (See Decorating)		
Paper towels	670	672
Partitions, alteration of, tenants' premises, (billed to tenants)	530	537
Partitions, alteration of, tenants' premises, (not billed to tenants)	740	
Partitions, alteration of, non-rentable areas	*	
Pensions	670	678
Periodicals	700	70803
Personal property taxes	810	812
Photographs, for advertising	700	703
Pipe covering, heating system	630	632
Pipe covering, plumbing system	670	675
Plate glass insurance	800	805
Plumbing, operation of system	670	675
Plumbing, repairs to system	670	675
Police, special	670	678
Polishing, metal (Labor)	*610	611
Polishing, furniture (billed)	*530	
Polishing, furniture (not billed)	610	611
Polishing, floors and coverings	610	611
Porters' wages	610	611
Postage, advertising	700	705
Postage, general office	700	70301
Power (See Electric Power)		
Power, produced by building (FN-"B")		
Premiums, insurance	800	
Printing, advertising	700	705
Printing, office records	700	70301
Property damage insurance	800	803
Property taxes	810	811 & 812
Pumps, water, operation of	670	675
Pumps, water, repairs of	670	675
Radiators, repairs of	630 or 650	
Rags for cleaning	610	612
Real estate taxes	810	811
Refrigeration, water system	720	725
Refrigeration (ACV)	640 or 650	
Rent insurance	800	805
Rent paid, ground lease	930	931
Renting expense	*700	
Repairs (Extraordinary and Non-Recurring)*		
Air conditioning system	640-650	
Boilers	640-650	
Burners	640-650	
Cabinets, trim, and partitions	670	
Electric system	620	
Elevators (including grill work, gates, and signal system)	660	
Fire escapes	670	
Floors and floor coverings	670	
Heating system, generation and distribution	640-650	
Painting (See Decorating)		
Plumbing system	670	
Radiators	640-650	
Refrigeration system	640-650	
Roof	670	
Skylights	670	
Stairs and stairways	670	
Toilets	670	
Ventilating system	640-650	
Walls, exterior or interior	670	
Water system	670	
Windows	670	
Rest room expense	670	678
Restaurants (See Special Expense)		
Retirement funds, employees	670	678
Rodent extermination	670	678
Roof garden (See Special Expense)		
Rubbish removal, after alterations	740	748
Rubbish removal, ordinary	670	678
Rugs for tenants' premises, repair	*	
Rugs for general office, repair	700	70302
Salaries, administrative	700	70101
Salaries, clerical	700	70102
Sandpaper, charge AED		
Sawdust	610	612
Scavenger service	670	678
Scrubbing machines	610	612
Service to tenants without charge (not elsewhere provided for)	*670	
Shades and awnings, repair of	*	
Sick leave with pay (as wages)		
Sidewalks, cleaning	*670	
Sidewalks, repair of	*670	
Sign lettering, tenants	*	
Signs, advertising	700	705
Skylights, repair of	*670	
Soaps, cleaning department	610	612
Soaps, for use in Toilets	670	672
Social security taxes (FN-"C")		
Special expenses, not normally identified with office-building operation should be given special treatment and be recorded in separate accounts. In some cases, special income, expenses, and profit accounts may be desirable. Special treatment should be accorded such items as: (a) Garages (b) Treatres (c) Libraries (d) Roof gardens (e) Restaurants (open to the public) (f) Barber shops (g) Electric power plant (when power is produced by building either for consumption in its operations or for sale to others.)		
Sponges	610	612
Sprinkler system, fire (OR)	670	678
Stairs and stairway, repair	*	
State corporate taxes (not income)	970	971
State income taxes	970	972
Stationery	700	70301
Steam, cost of, sold	530	532
Steam, purchased	720	724
Stockholders' meeting expense	700	708
Storeroom labor	670	671
Subscriptions, charity, education	700	70802
Switchboard, repair of	620	
Taxes		
Corporate (state or federal)	970	
Franchise	970	
Licenses	*810	
Personal property	810	812
Real estate	810	811
Social security (FN-"C")		
Special assessments	700	201
Telephone and telegraph	700	70302
Testing, boilers	630	638
Theatre (See Special Expense)		
Toilet fixtures (RR)	670	675
Toilet supplies	670	672
Tools, small hand tools	670	678
Towel service, cost of, billed	*530	
Towel service, without charge	*670	
Trade publications	700	70803
Travel expense	700	70803
Thermostatic controls (RR)	*630 or 640 or 650	
Typewriters, maintenance of	700	70302
Uncollectible accounts, loss on	501	507
Uniforms, elevator	660	668
Uniforms, engineers	630	638
Uniforms, janitors	610	618
Uniforms, watchman	670	678
Vacations with pay (as wages)		
Vacuum cleaners, cost of	610	612
Vacuum cleaners, central plant (RR)	610	
Vacuum cleaning, labor	610	611
Valves, for repairs, charge AED		
Ventilation system, operation of	640 or 650	
Ventilation system, repairs to	640 or 650	
Wages, (See Labor, Salaries)		
Walls, exterior, repairs	*	
Walls or ceilings, interior, alterations	*	
Walls or ceilings, interior (MR)	*	
Wash basins, replacement and repair	670	675
Washing exterior of building	*670	
Washing glass, doors, partitions	610	
Washing windows	610	
Waste removal	670	678
Watchmen's clocks	670	672
Watchmen's wages	670	671
Water	670	675
Water filter, operation of	670	675
Water filter, repair of	670	675
Water pumps, operation of	670	675
Water pumps, repair of	670	675
Water pipes, valves, repairs of	670	675
Water softener, boilers, operation	630	
Water softener, boilers, operation	630	
Water system, hot or cold, operation	670	675
Water system, hot or cold, repairs	670	675
Water tanks, maintenance and repair	670	675
Waxing floors or floor coverings	610	
Weather stripping	*	
Window shades (MR)	*	
Window washing	610	
Wiring, electric, maintenance of electric system	620	
Wiring, electric, alterations in tenants' premises, (billed)	530	537
Wiring, electric, alterations in tenants' premises, (not billed)	740	

SYMBOLS

*—See Repairs (Extraordinary and Non-Recurring)
ACV—Air Conditioning and Ventilating
AED—Appropriate Expense Division
FN—Foot Note
MR—Maintenance and Repair
OR—Operation and Repair
ORA—Distribute to (1) Operation, (2) Repairs, (3) Alterations
PR—Purchase and Repair
RR—Replacement and Repair

FOOT NOTES

"A" Compensation insurance should be charged to each expense group on basis of wages paid; but if not convenient to segregate, charge to Account 673.

"B" Power used by miscellaneous motors, as well as the operating expense of an electric power plant, should be distributed to proper operation accounts. These items may be carried in a special account and distributed at the end of each period.

"C" Social Security Taxes should be charged to each expense group on basis of wages paid; but if not convenient to segregate, charge to Account 672.

SYMBOLS FORMERLY USED

The alphabetical symbols, originally employed, started with expenditures—A for operating accounts, B for construction accounts (Alterations, Decorating and General Repairs), and C for fixed charges. D was the symbol for financial expenditures, important to the accounting set-up, but not used in the Experience Exchange. Then came E for rental income, F for miscellaneous income and G for general expense billed. H was assigned to service costs, I to alterations billed to tenants, and J to jobbing charges. Offsetting income accounts were L for service income, M for alteration payments and N for jobbing income.

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CHART OF GENERAL LEDGER ACCOUNTS FOR OFFICE BUILDINGS

ASSETS

100 CURRENT ASSETS
- 101 **Cash**
  - 102 Cash Fund-petty cash
- 110 **Bank Accounts**
  - 111 General Account
  - 112 Pay-Roll Account
  - 113 Savings Account
  - 119 Total Bank Accounts
- 120 **Marketable Securities**
  - 121 **Securities**
    (If a variety of securities are owned, individual accounts may be kept for each kind of security.)
- 130 **Accounts-Notes Receivable**
  - 131 Accounts Receivable-Rents and Services
  - 132 Accounts Receivable-Alterations
  - 133 Notes Receivable
  - 134 Accrued Receivables
  - 135 Reserve for Doubtful Receivables (credit)
  - 139 Total Accounts-Notes Receivable
- 140 **Inventory**
  - 141 Inventories-Materials
    (There may be items, such as removable partition stock, which should be carried in Inventory Accounts; however, miscellaneous supplies which will be consumed within a short time should not be included in these accounts. See also Account 261.)

150 INVESTMENTS
- 151 Investment in Subsidiary Companies
- 152 Sinking Fund Investments
- 159 Total Investments
- 199 Total Current Assets

200 FIXED ASSETS
- 201 Land
- 202 Leasehold
  - 20201 Reserve for Amortization of Leasehold
- 203 Building
  - 20301 Reserve for Depreciation of Building
- 204 Equipment-Building
  - 20401 Reserve for Depreciation Equipment-Building
    (If desirable, separate accounts can be used for the various kinds of equipment numbering the accounts from 20402 to 20499 inclusive.)
- 205 Office Furniture and Fixtures
  - 20501 Reserve for Depreciation Furniture-Fixtures
    (If more than one building is operated, separate accounts should be kept for each building. Use a capital letter prefix with the account number to distinguish the separate properties, as: 203, 204, 205)
- 249 Total Fixed Assets

258 DEFERRED CHARGES
- 260 **Deferred Charges**
  - 261 Supplies
  - 262 Prepaid Insurance Premiums
  - 263 Prepaid Taxes
  - 264 Organization Expense
  - 265 Unamortized Bond Discounts
  - 266 Unamortized Capital Stock Discount
  - 268 Other Deferred Charges
  - 269 Total Deferred Charges

270 OTHER ASSETS
- 271 **Other Assets**
  - 272 Utility Deposits
  - 273 Deposit on Workmen's Compensation Insurance
  - 279 Total Other Assets
  - 299 Total Assets

LIABILITIES

300 CURRENT LIABILITIES
- 301 **Notes and Accounts Payable**
  - 302 Notes Payable (Short Term)
  - 303 Accounts or Vouchers Payable
  - 306 Dividends Payable
  - 309 Total Notes—Accounts Payable
- 310 **Accrued Liabilities**
  - 311 Accrued Pay Roll
    - 31101 Accrued Bonuses
  - 312 Employee Pay-Roll Contributions
    - 31201 Federal Old-Age Benefit Tax
    - 31202 State Unemployment Insurance Tax
  - 313 Employer Payroll Taxes Payable
    - 31301 Federal Old-Age Benefit Tax
    - 31302 Federal Unemployment Insurance Tax
    - 31303 State Unemployment Insurance Tax
  - 314 Accrued Property Taxes
  - 315 Provision For Federal and State Taxes
  - 316 Accrued Interest Payable
  - 319 Total Accrued Liabilities
- 320 **Other Current Liabilities**
  - 328 Total Current Liabilities

329 LONG TERM LIABILITIES
- 330 Bonds Payable
- 340 Mortgages Payable
- 350 Long-Term Notes Payable
- 358 Total Fixed Liabilities

359 DEFERRED INCOME
- 360 **Deferred Income**
  - 361 Advance Rentals
  - 362 Deferred Interest Income
  - 363 Deferred Income/Credits
  - 368 Total Deferred Income
  - 369 Total Liabilities

370 RESERVES
- 371 Reserve for Contingencies

CAPITAL

401 CORPORATION
- 402 **Preferred Stock**
  - 40201 Authorized
  - 40202 Unissued
- 410 Common Stock
  - 41001 Authorized
  - 41002 Unissued
- 420 Surplus—Capital
- 430 Retained Earnings
- 450 Profit & Loss—Current Year

359 PROPRIETORSHIP OR PARTNERSHIP
(The following accounts should be used only in the event ownership of the building is in a partnership or sole proprietorship)
- 460 Capital (An account is provided for each partner)
- 470 Drawings (An account is provided for each partner)
- 480 Profit and Loss—Current Year
- 498 Total Capital
- 499 Total Liabilities—Capital

INCOME

501 RENTAL INCOME
- 502 **Rental Income**
  - 503 Office Rent (Fixed)
    - 50301 Office Rent Escalation
  - 504 Store Rent (Fixed)
    - 50401 Store Rent (Overage)
    - 50402 Store Rent Escalation
  - 505 Storage Area Rent
  - 506 Rent of Special Areas
  - 507 Loss on Uncollectible Accounts
  - 509 Total Rental Income

510 SERVICE INCOME
- 511 **Service Income**
  - 512 Energy Sales
  - 513 Alterations and/or Decorating for Tenant
  - 518 Other Services
  - 519 Total Service Income
  - 530 Service Expense
  - 531 Service Expense
  - 532 Energy Expense (For Resold Energy Only, Not Building Operating Energy)
  - 533 Steam
  - 537 Alterations—Decorating for Tenant (Billed)
  - 538 Other Services
  - 539 Total Service Expense
  - 542 Total Net Service Income

545 MISCELLANEOUS INCOME
- 546 **Miscellaneous Income**
  - 547 Interest Income
  - 548 Other
  - 549 Total Miscellaneous Income
  - 599 Total Income (Including Net Services)

EXPENSES

600 OPERATIONS
- 610 **Cleaning**
  - 611 Wages
  - 61101 *Social Security Taxes
  - 61102 **Compensation Insurance
  - 61103 ***Fringe Benefits
  - 612 Supplies/Materials
  - 613 Contract Services
  - 618 Miscellaneous
  - 619 Total Cleaning
- 620 **Electrical**
  - 621 Wages
  - 62101 *Social Security
  - 62102 **Compensation Insurance
  - 62103 ***Fringe Benefits
  - 622 Supplies/Materials
  - 623 Contract Services
  - 628 Miscellaneous
  - 629 Total Electrical
- 630 **Heating**
  - 631 Wages
  - 63101 *Social Security Taxes
  - 63102 **Compensation Insurance
  - 63103 ***Fringe Benefits
  - 632 Supplies/Materials
  - 633 Contract Services
  - 638 Miscellaneous
  - 639 Total Heating
- 640 **Air Conditioning and Ventilating**
  - 641 Wages
  - 64101 *Social Security Taxes
  - 64102 **Compensation Insurance
  - 65103 ***Fringe Benefits
  - 642 Supplies/Materials
  - 643 Contract Services
  - 648 Miscellaneous
  - 649 Total Air-Conditioning-Ventilating
- 650 **Combined Heating, Ventilating and Air Conditioning**
  - 651 Wages
  - 65101 *Social Security Taxes
  - 65102 **Compensation Insurance
  - 65103 ***Fringe Benefits
  - 652 Supplies/Materials
  - 653 Contract Service
  - 658 Miscellaneous
  - 659 Total Combined Heating, Ventilating And Air Conditioning
- 660 **Elevators**
  - 661 Wages
  - 66101 *Social Security Taxes
  - 66102 **Compensation Insurance
  - 66103 ***Fringe Benefits
  - 662 Supplies /Materials
  - 663 Contract Service
  - 668 Miscellaneous
  - 669 Total Elevators
- 670 **General Expense—Building**
  - 671 Wages (Watchman, Matron, Storekeepers, etc.)
  - 67101 *Social Security Taxes
    *Social Security Taxes
    (If social security taxes are not charged to each expense group on the basis of the wages charged to each, charge the entire social security tax to this account and prorate to expense groups at the end of the year.)
  - 67102 **Compensation Insurance
    **Compensation Insurance
    (If compensation insurance is not charged to each expense group on the basis of the wages charged to each, charge all compensation insurance expense to this account and prorate to expense groups at the end of the year.)
  - 67103 ***Fringe Benefits
  - 672 Supplies/Materials
  - 673 Contract Services
  - 674 Decorating (Public Areas)
  - 675 Plumbing
  - 676 Sewer
  - 677 Water
  - 678 Miscellaneous
  - 679 Subtotal General Expense Building
- 680 **Security and Life Safety**
  - 681 Wages
  - 68101 *Social Security Taxes
  - 68102 **Compensation Insurance
  - 68103 ***Fringe Benefits
  - 682 Supplies/Materials
  - 683 Contract Services
  - 688 Miscellaneous
  - 689 Total Security and Life Safety
- 690 **Landscaping & Grounds**
  - 691 Wages
  - 69101 *Social Security Taxes
  - 69102 **Compensation Insurance
  - 69103 ***Fringe Benefits
  - 692 Supplies/Materials
  - 693 Contract Services
  - 696 Miscellaneous
  - 697 Total Landscaping
  - 699 Total General Building Expense
- 700 **Administrative Expense**
  - 701 Salaries
  - 70101 Management
  - 70102 Clerical
  - 70201 *Social Security Taxes
  - 70202 **Compensation Insurance
  - 70203 ***Fringe Benefits
  - 703 Building Office Expense
  - 70301 Supplies and Stationery

70302 Other
704 **Management or Agency Fee**
705 Advertising
706 Professional Fees (Legal, Etc.)
708 Miscellaneous
70801 Business Association Memberships and Dues
70802 Donations, Subscription, and Gifts
70803 Other
709 Total Administrative Expenses

720 **Energy (Building Operation Only)**
721 Electricity
722 Gas
723 Oil
724 Steam
725 Chilled Water
726 Coal
729 Total Energy

730 Total Operating Expense

738 ALTERATIONS—PAINTING—DECORATE

740 **Alterations—Tenants' Premises (Not Charged to Tenant)**
741 Wages
74101 *Social Security Taxes
74102 **Compensation Insurance
74103 ***Fringe Benefits
743 Contract Services
748 Miscellaneous
749 Total Alterations—Tenant

750 **Painting or Decorating—Tenants' premises (not charged to tenants)**
751 Wages
75101 *Social Security Taxes
75102 **Compensation Insurance
75103 ***Fringe Benefits
753 Contract Services
758 Miscellaneous
759 Total Painting—Decorating—Tenant
760 Total Alterations—Painting—Decorating

(It may be desirable to segregate Accounts 740 and 750 between (a) Ground Floor Tenants (b) Office Tenants, in which case sub-accounts can be created.)

798 FIXED CHARGES

800 **Insurance**
801 Fire Insurance
802 Earthquake Insurance
803 Liability Insurance
805 Other Insurance
809 Total Insurance

810 **Operating Taxes**
811 Real Estate Taxes
812 Personal Property Taxes
819 Total Operating Taxes
829 Total Fixed Charges

830 **Leasing Expense**
831 Commissions
832 Other Leasing Expense
839 Total Leasing Expense

840 **Tenant Alteration Amortization** (or Expensed)
849 Total Tenant Alteration Amortization

850 **Depreciation**
851 Building
852 Building Equipment
853 Office Furniture and Fixtures
859 Total Depreciation
925 Total Fixed Charges

929 FINANCIAL EXPENSES

930 **Ground Rent**
931 Ground Rent/Air Rent
939 Total Ground Rent

940 **Organization Expense**
941 Amortization of Organization Expense
942 Amortization of Capital Stock Discount
949 Total Organization Expense

950 **Interest Expense**
951 Interest on Notes and Mortgages
952 Bond Interest Paid
953 Amortization of Bond Discount
959 Total Interest Expense

970 **Corporate Taxes**
971 State and Federal Taxes (except income taxes)
972 Income Taxes
979 Total Corporate Taxes
990 Other Financial Expenses
998 Total Financial Expenses

*Social Security Taxes should be charged to each expense group, Accounts 600 to 750 inclusive, on the bases of the wages charged to each group. If Social Security Taxes cannot conveniently be segregated in this manner each month, charge all such taxes to Account 67101, Social Security Taxes, in the General Expense—Building group expenses and prorate to the proper expense group at the end of the year.

**Compensation Insurance should be charged to each expense group on the basis of the wages charged to each. If compensation insurance cannot conveniently be segregated in this manner each month, charge all such insurance to Account 67102, Compensation Insurance, in the General Expense—Building group of expenses and prorate the proper expense group at the end of the year.

***Fringe Benefits should be charged to each expense group; 600 to 750 inclusive on the basis of wages.

Office Building Company
PROFIT AND LOSS STATEMENT
Six Months Ending June 30, 19____

Acct.	DESCRIPTION	Detail	Subtotals	Total
	RENTAL INCOME			
503	Office Rent	XXXX.XX		
504	Store Rent	XXXX.XX		
505	Storage Area Rent	XXX.XX		
506	Rent of Special Areas	XXXX.XX		
	Total Rental Income		XXXX.XX	
	MISCELLANEOUS INCOME			
542	Total Net Service Income	XX.XX		
547	Interest Income	XX.XX		
548	Other	XX.XX		
	Total Miscellaneous Income		XXX.XX	
	TOTAL RENTAL AND MISC. INCOME			XXXXX.XX
	OPERATING EXPENSES			
619	Cleaning Expense (see schedule)	XXX.XX		
629	Electrical Expense (see schedule)	XXX.XX		
639	Heating Expense (see schedule)	XXX.XX		
649	Air Conditioning and Ventilating Expense (see schedule)	XXX.XX		
650	Combined HVAC (see schedule)	XXX.XX		
669	Elevator Expense (see schedule)	XXX.XX		
699	General Expense—Building (see schedule)	XXX.XX		
709	Administrative Expense (see schedule)	XXX.XX		
729	Energy Expense (see schedule)			
	Total Operating Expense		XXXXX.XX	
	ALTERATIONS, DECORATING, AND REPAIRS EXPENSES			
749	Alterations—Tenants' Premises (see schedule)	XXX.XX		
759	Painting or Decorating—Tenants' Premises (see schedule)	XXX.XX		
	Total Alterations and Decorating		XXXX.XX	
	FIXED CHARGES			
809	Insurance Expense (see schedule)	XXX.XX		
829	Operating Taxes Expense (see schedule)	XXX.XX		
849	Tenant Alterations—Amortization/Expensed	XXX.XX		
	Total Fixed Charges Expense		XXXX.XX	
	TOTAL EXPENSES			XXXX.XX
	NET OPERATING PROFIT			XXXX.XX
939	Ground Rent (see schedule)	XXXX.XX		
949	Organization Expense (see schedule)	XXX.XX		
959	Interest Expense (see schedule)	XX.XX		
979	Corporate Taxes (see schedule)	XX.XX		
990	Other Financial Expense	-XX.XX		
	TOTAL FINANCIAL EXPENSE			XXXX.XX
	FINAL NET PROFIT			XXXX.XX

(Subsidiary schedules must be prepared for each expense group indicated in this condensed statement)

Use of Operating Statement

The Profit and Loss Statement, as it appears above, is practically the same as the Operating and Service sections of the Experience Exchange report form. By adopting this standard breakdown for your monthly and annual statements, the extra effort involved in making out your Experience Exchange return will be eliminated and the procedure simplified throughout.

The reference, "see schedule," appearing in several places, calls for a supporting memorandum which will correspond with the Analysis of Operating Costs on the reverse side of the Experience Exchange form.

The great advantage of adopting this standard operating statement is that its use enables you to make accurate comparisons with local, regional and national unit cost figures, as compiled from industry experience, thus deriving practical benefit from the authoritative information contained in the Office Building Experience Exchange Report.

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STANDARD METHOD OF FLOOR MEASUREMENT FOR OFFICE BUILDINGS

For guidance of Owners and Managers, Appraisers, Architects, Lending Institutions and Others.

©

The purpose of a standard is to permit communication and computation on a clear and understandable basis. Another important purpose is to allow comparison of values on the basis of a generally agreed upon unit of measurement. The Building Owners and Managers Association International has sponsored a Standard Method of Floor Measurement for more than fifty years. The BOMA Standard has also been the one accepted and approved by the American National Standards Institute for many years. The result is a unit of measurement that can be used by owners, managers, tenants, appraisers, architects, lending institutions, among others.

It should also be noted that this standard can and should be used in measuring office space in old as well as new buildings. It is applicable to any architectural design or type of construction because it is based on the premise that the area being measured is that which the tenant may occupy and use for his furnishings and his people.

The Standard Method of measuring office space as described in this publication measures only occupiable space, undistorted by variances in design from one building to another. It measures the area of an office building that actually has rental value and, therefore, as a standard can be used by all parties with confidence and with a clear understanding of what is being measured.

The Building Owners and Managers Association International urges all its members and others in the office building industry to use this method in measuring office space. This publication also includes the approved methods of measuring street-level store space.

The New Standard

Area measurement in office buildings is based in all cases upon the typical floor plans, and barring structural changes which affect materially the typical floor, such measurements stand for the life of the building, regardless of readjustments incident to tenant layouts.

In the case of buildings designed for divided or multiple tenancy, this typical floor plan must permit of subdivisions to accommodate usual tenant requirements with corridors that reach every reasonable office subdivision. The definition of "Rentable Area — Multiple Tenancy Floor" applies to this typical floor, designed for tenant subdivision.

In the case of buildings designed for whole-floor tenancy, where corridors are omitted, the definition of "Rentable Area — Single Tenancy Floor" applies.

BOMA STANDARD

In 1915 the Association adopted the first Standard Method of Floor Measurement for office buildings. This was readily accepted as a "National Standard," serving the industry more than thirty-five years without occasion for amendment. With the advent of "block type" building design, a revised Standard Method was adopted by the Association in 1952. This was further revised (3 years later) to conform to the new "American Standard," of which the Association was co-sponsor. At the Miami Convention in 1971, the Standard was again revised to reflect modern leasing concepts and practices.

AMERICAN STANDARD

The "American Standard" for measuring office areas in buildings is the result of joint action by participating organizations under the auspices of the American National Standards Institute. Our Association, as a sponsoring organization, is represented by the Chairman of our Rental Committee, Leonard J. Adreon of St. Louis, who serves as ANSI Committee Chairman. The new BOMA Standard has been unanimously approved by the ANSI Committee and was submitted on February 18, 1972 to the parent body for adoption as the new "American Standard."

Originally adopted September 15, 1915 — Reissued (without change) December 1, 1925 — Revised and reissued December 8, 1952 — Revised and readopted December 6, 1955, and reissued January 10, 1956 — Reprinted April, 1963; April, 1966; April, 1970. — Revised and readopted June, 1971 and reprinted April, 1972; February, 1973; August, 1976.

AMERICAN NATIONAL STANDARD
Z65.1-1972 Areas in Office Buildings, Method of Determining (revision of ANSI Z65.1-1956 (R 1964) Approved August 14, 1972)

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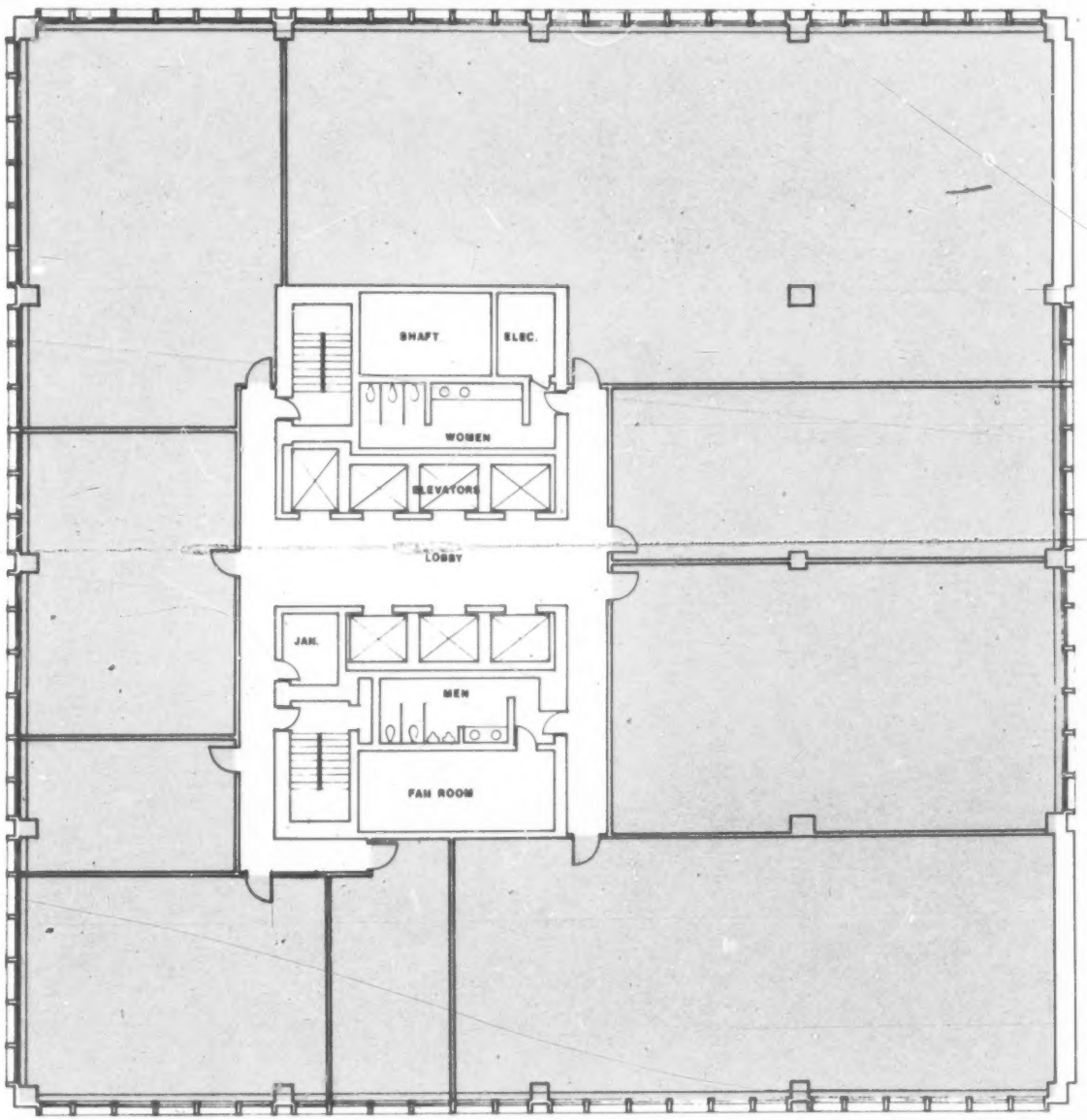
Building Owners and Managers Association International

RENTABLE AREA — MULTIPLE TENANCY FLOOR

The Net Rentable Area of a multiple tenancy floor, whether above or below grade, shall be the sum of all rentable areas on that floor.

The rentable area of an office on a multiple tenancy floor shall be computed by measuring to the inside finish of permanent outer building walls, or to the glass line if at least 50% of the outer building wall is glass, to the office side of corridors and/or other permanent partitions, and to the center of partitions that separate the premises from adjoining rentable areas.

No deductions shall be made for columns and projections necessary to the building.



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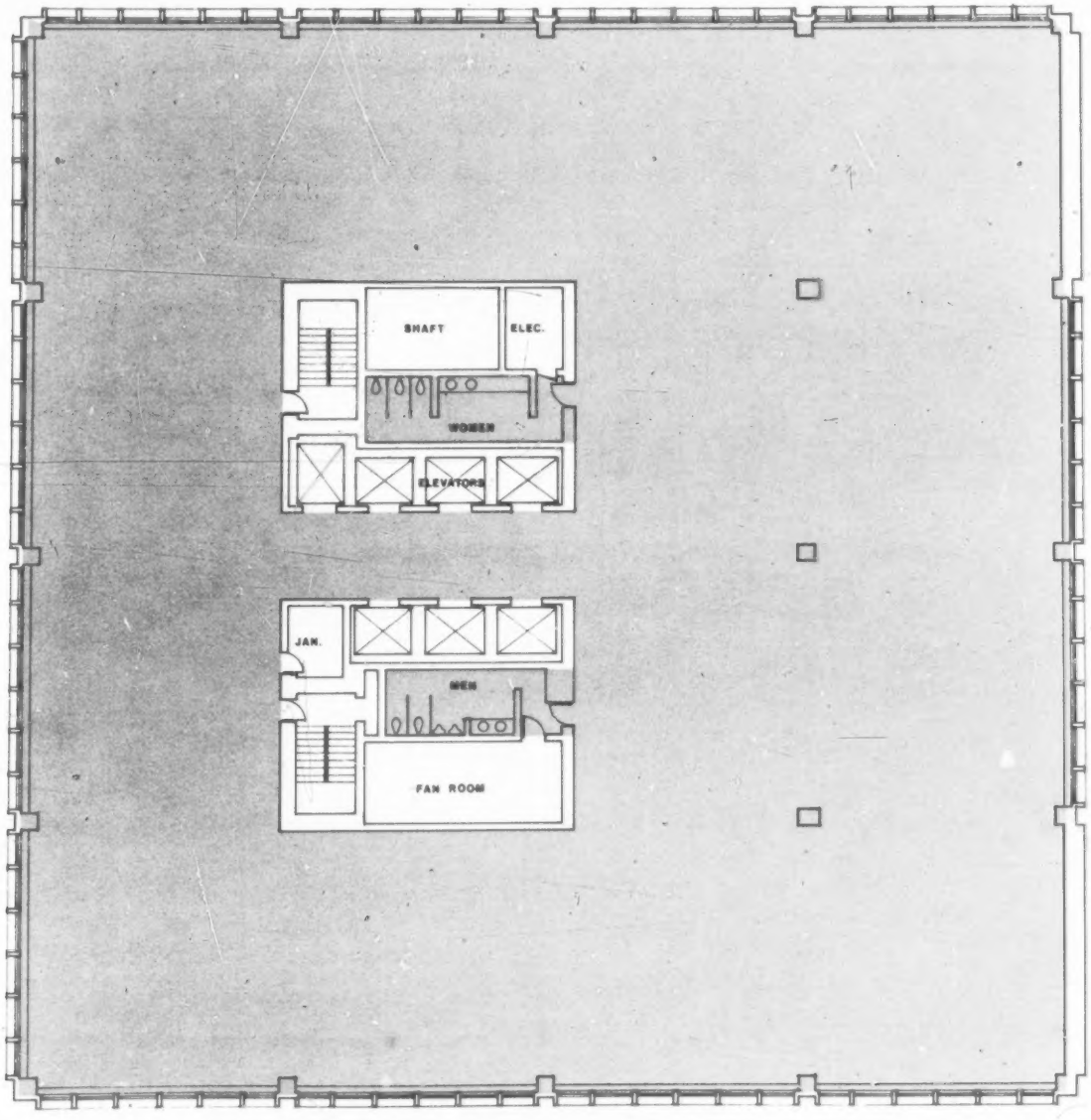
RENTABLE AREA — SINGLE TENANCY FLOOR

Rentable area of a single tenancy floor, whether above or below grade, shall be computed by measuring to the inside finish of permanent outer building walls, or from the glass line where at least 50% of the outer building wall is glass. Rentable area shall include all area within outside walls, less stairs, elevator shafts, flues, pipe shafts, vertical ducts, air-conditioning rooms, fan rooms, janitor closets, electrical closets — and such other rooms not actually available to the tenant for his furnishings and personnel — and their enclosing walls. Toilet rooms within and exclusively serving only that floor shall be included in rentable area.

No deductions shall be made for columns and projections necessary to the building.



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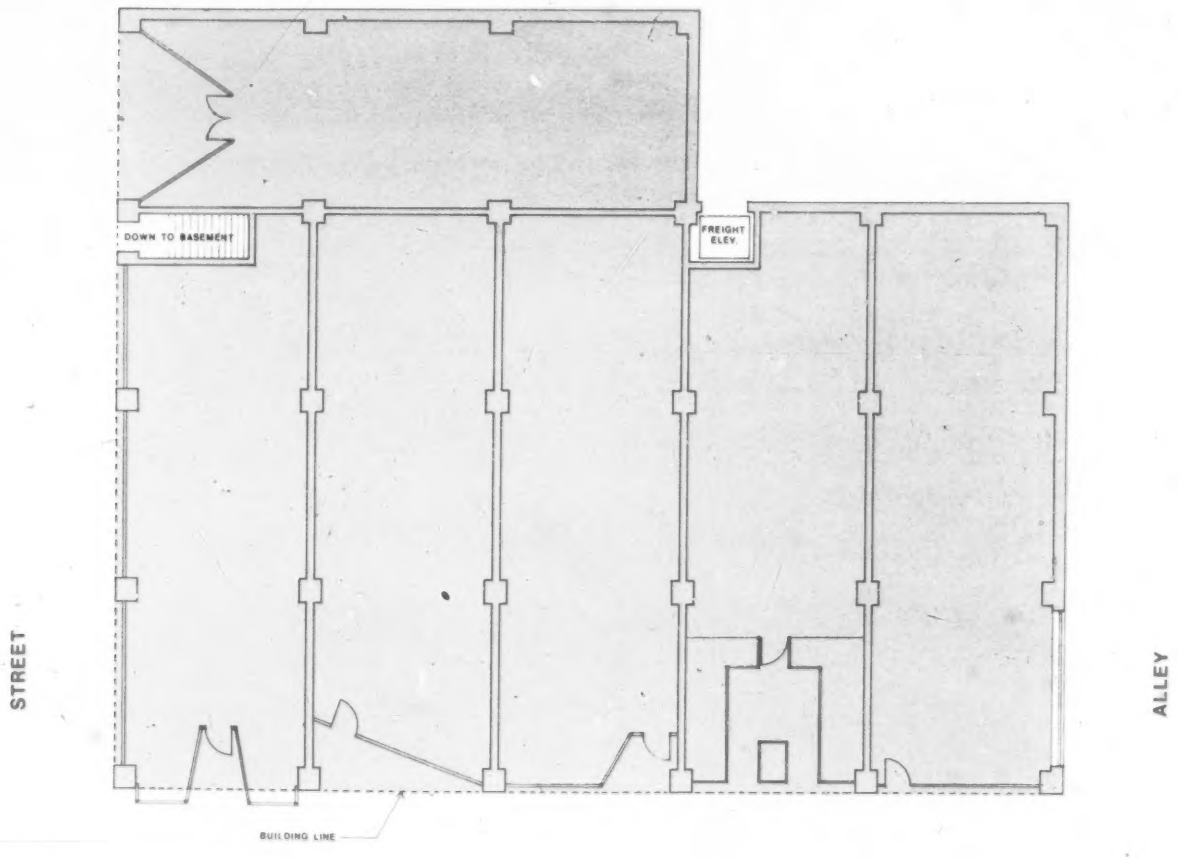
STORE AREAS IN OFFICE BUILDINGS

To determine the number of square feet in a ground floor rentable store area, measure from the building line in the case of street frontages and from the inner surface of other outer building walls and from the inner surface of corridor and other permanent partitions and to the center of partitions that separate the premises from adjoining rentable areas.

No deduction should be made for vestibules inside the building line or for columns or projections necessary to the building.

No addition should be made for bay windows extending outside the building line.



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DATA COMPARISON WORKSHEET

NAME OF BUILDING _____ YEAR _____

	Average Figures all Reporting Buildings	Averages in the Age Group of your Building	Averages in Same Size Group as your Building	Averages in your Region	Averages in Your City or City near You	Your Computation of Adjusted & Weighted Averages to Compare with your Bldg.	Actual Figures of your Building
A1 Cleaning							
A2 Electrical Systems							
A3c Combined Heating/Air Conditioning							
A5 Elevators							
A6a General Building Costs*							
A6b Administrative Costs							
A7 Energy Expenses							
TOTAL OPERATING 'A'							
B1 Alterations—Tenant Area							
B3 Decorating—Tenant Area							
TOTAL CONSTRUCTION 'B'							
TOTAL A and B							
C1 Insurance							
C2a Property Taxes—Land							
Property Taxes—Building							
C2b Personal Property Assessment							
TOTAL FIXED CHARGES 'C'							
TOTAL EXPENSE A, B and C							
NET (Before Cap. Charges)—GAIN —LOSS							
Lease Expense							
Amortized Tenant Alterations							
NET (Before Cap. Charges)—GAIN —LOSS							
OFFICE RENTAL INCOME							
RENTAL INCOME							
STORAGE INCOME							
SPECIAL AREA INCOME							
Total Tental Income							
Miscellaneous Income							
Energy Income							
TOTAL INCOME							

* Includes alteration and decorating in non-rentable areas, repairs and maintenance of general building nature, plumbing and water/sewer.

† Does not include expense for depreciation.

†† Includes expense for depreciation.

DATA COMPARISON WORKSHEET

NAME OF BUILDING _____ YEAR _____

	Average Figures all Reporting Buildings	Averages in the Age Group of your Building	Averages in Same Size Group as your Building	Averages in your Region	Averages in Your City or City near You	Your Computation of Adjusted & Weighted Averages to Compare with your Bldg.	Actual Figures of your Building
A1 Cleaning							
A2 Electrical Systems							
A3c Combined Heating/Air Conditioning							
A5 Elevators							
A6a General Building Costs*							
A6b Administrative Costs							
A7 Energy Expenses							
TOTAL OPERATING 'A'							
B1 Alterations—Tenant Area							
B3 Decorating—Tenant Area							
TOTAL CONSTRUCTION 'B'							
TOTAL A and B							
C1 Insurance							
C2a Property Taxes—Land							
Property Taxes—Building							
C2b Personal Property Assessment							
TOTAL FIXED CHARGES 'C'							
TOTAL EXPENSE A, B and C							
NET (Before Cap. Charges)—GAIN —LOSS							
Lease Expense							
Amortized Tenant Alterations							
NET (Before Cap. Charges)—GAIN —LOSS							
OFFICE RENTAL INCOME							
RENTAL INCOME							
STORAGE INCOME							
SPECIAL AREA INCOME							
Total Tental Income							
Miscellaneous Income							
Energy Income							
TOTAL INCOME							

* Includes alteration and decorating in non-rentable areas, repairs and maintenance of general building nature, plumbing and water/sewer.

† Does not include expense for depreciation.
†† Includes expense for depreciation.

DATA COMPARISON WORKSHEET

NAME OF BUILDING _____ YEAR _____

	Average Figures all Reporting Buildings	Averages in the Age Group of your Building	Averages in Same Size Group as your Building	Averages in your Region	Averages in Your City or City near You	Your Computation of Adjusted & Weighted Averages to Compare with your Bldg.	Actual Figures of your Building
A1 Cleaning							
A2 Electrical Systems							
A3c Combined Heating/Air Conditioning							
A5 Elevators							
A6a General Building Costs*							
A6b Administrative Costs							
A7 Energy Expenses							
TOTAL OPERATING 'A'							
B1 Alterations—Tenant Area							
B3 Decorating—Tenant Area							
TOTAL CONSTRUCTION 'B'							
TOTAL A and B							
C1 Insurance							
C2a Property Taxes—Land							
Property Taxes—Building							
C2b Personal Property Assessment							
TOTAL FIXED CHARGES 'C'							
TOTAL EXPENSE A, B and C							
NET (Before Cap. Charges)—GAIN —LOSS							
Lease Expense							
Amortized Tenant Alterations							
NET (Before Cap. Charges)—GAIN —LOSS							
OFFICE RENTAL INCOME							
RENTAL INCOME							
STORAGE INCOME							
SPECIAL AREA INCOME							
Total Tental Income							
Miscellaneous Income							
Energy Income							
TOTAL INCOME							

* Includes alteration and decorating in non-rentable areas, repairs and maintenance of general building nature, plumbing and water/sewer.

† Does not include expense for depreciation.
†† Includes expense for depreciation.

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On the grid used on all major tables (except Operating Comparisons), the headings for "Total Rentable Sq. Ft." and "Number of Buildings" are transposed. The first figure in the column is actually "Number of Buildings"; the second is "Total Rentable Sq. Ft." The correct order for the heads is shown below.

1979		
Number of Buildings Total Rentable Sq. Ft.	4 1,218,295	

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